STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF March, 2007.

Notary Public
MY COMMISSION EXPIRES: 9/22/07
File No. G7-2782D

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/23/07 09:44 2 pgs
Fees:13.00 Taxes:551.30
20070323-0035155

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darrell F. Ward (NAME)	SAME (NAME)	73-3-86
2200 Cabin Hill Road (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Patrick J. Burns, Executor for the Estate of Patricia M. Burns**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell F. Ward,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 470 on the plan of SUNSET VIEW SUBDIVISION, SECTION 7, as shown by plat of record in Plat Book 2900, Page 109, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 470 fronts 143.87 feet on the easterly side of Cabin Hill Road and extends back 260.03 feet on the northerly line and 177.45 feet on the southerly line, to a dead line in the rear, measuring 96.60 feet thereon.

BEING the same property conveyed to Patricia M. Burns from Paul E. Burns, by Deed dated February 23, 1978, in Book 5258, Page 628, in the Register's Office for Davidson County, Tennessee.

Patricia M. Burns having since died April 29, 2006 and pursuant to her Last Will and Testament dated July 29, 2992, appointing Patrick J. Burns as Executor with full power to convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2200 Cabin Hill Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant

and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of March, 2007.

PATRICK J. BURNS, EXECUTOR FOR THE
ESTATE OF PATRICIA M. BURNS

By Patrick J. Burns, Executor
Patrick J. Burns, Executor

March 20, 2007
Date

STATE OF TENNESSEE

COUNTY OF Davidson }

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patrick J. Burns, Executor for The Estate of Patricia M. Burns, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of March, 2007.

My Commission Expires: 10/05/2010

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066