271-112

Davidson County DEEDWARR
Recvd: 04/11/07 10:03 2 pg
Fees:13.00 Taxes:506.90
20070411-0043188

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2007.

MY COMMISSION EXPIRES
NOVEMBER 22, 2010

Notary Public

My Commission Expires: _____

HOLLY PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Brandon Burnette

7003 Lenox Village Dr. # B-3
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER
Franklin American Mtg. Co.
501 Corporate Centre Dr #400
Franklin. TN 37067

MAP-PARCEL NUMBERS:

172120D01300CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shawna L. Jones hereinafter referred to as Grantors, hereby transfers and conveys to Richard Brandon Burnette, hereinafter referred to as 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 Unit No. B-3 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Shawna L. Jones by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20040910-0109594, Register's Office for Davidson County, Tennessee dated September 3, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 20031120-0169460,Register's Office of said County.

Easements of record in Instrument Nos. 20020315-0032826, 20010103-0000902, 20011129-0130322, 20020408-0042676, and Book 7361, Page 230, said Register's Office.

Restrictions of record in Instrument Nos. 20031120-0169460, 20031212-0178492, 20020315-0032825, 20021226-0158459, and 20020315-0032826, said Register's Office.

Master Deed of record in Instrument Nos. 20020315-0032825 and 20021226-0158469, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7003 Lenox Village Dr. # B-3, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. Wherever 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 hand this 30th day of March, 2007.

Shawna L. Jones
by Charles Miller atty in fact

Shawna L. Jones by Charles M. Kerr,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles M. Kerr, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, the **Attorney-in-Fact** of Shawna L. Jones (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 3/30/2007.

My Commission Expires:.

10/10/09

, Notary Public.

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

270201412