This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $98,500.00.

Affiant

Subscribed and sworn before me this the 13th day of April, 2007.

Notary Public
My commission expires:

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/12/2008

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Jeffrey Burns 501 Lakebrink Court Nashville, TN 37214	NEW OWNER	96-16A 4500

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John D. Blonshine unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Jeffrey Burns, an unmarried man, and Melissa Lee Marlin, an unmarried woman, as Joint tenants with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 45, as shown on the map entitled First Revision Phase One Section Two Larchwood Planned Unit Development, of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN D. BLONSHINE, UNMARRIED, by deed from WANDA J. BINKLEY AKA WANA J. ABBOTT AND HUSBAND, LARRY D. ABBOTT, of record as Instrument No. 20050223-0019729, dated February 18, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

AN UNRECORDED LAND CONTRACT WAS EXECUTED BETWEEN GRANTOR AND GRANTEE ON JUNE 1, 2005 (SEE ATTACHED EXHIBIT A). GRANTOR CERTIFIES THAT ALL TERMS OF THAT AGREEMENT HAVE BEEN SATISFIED IN FULL.

THIS IS IMPROVED PROPERTY KNOWN AS 501 Lakebrink Court, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of April, 2007.

John D. Blonshine

Davidson County DEEDWARR
Recvd: 04/19/07 13:39 7 pgs
Fees:38.00 Taxes:364.45
20070419-0046946

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Blonshine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2007.

My commission expires:

My Commission Expires
September 25, 2010

Notary Public

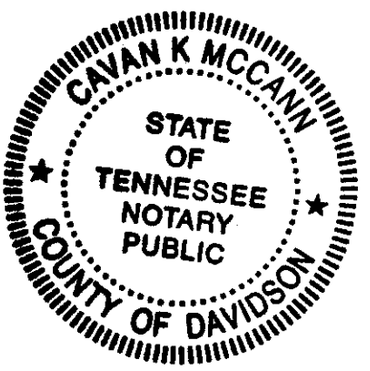


EXHIBIT A

LAND CONTRACT

This Land Contract (hereinafter referred to as the "Agreement") is made and entered into as of the date of the last signature hereon, by and between John D. Blankshine and _____ (husband and wife) of 327 Deer Lake Dr. Pk Box 210268 Nashville, TN 37221 (hereinafter referred to as "Seller" or "Sellers"), and Melissa Lee Mullins and Thomas Jeffrey Burns (husband and wife) of 501 Lambeink Ct Nashville, TN 37214 (hereinafter referred to as "Buyer" or "Buyers").

WITNESSETH:

WHEREAS, Seller is the owner in fee simple of certain real property and improvements located at 501 Lambeink Ct Nashville, TN 37214, the sum of which Seller has agreed to sell and convey to Buyer. The Buyer has likewise agreed to purchase the same from Seller subject to the terms and provisions hereinafter contained.

NOW, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

The Seller hereby agrees to sell unto the Buyer, and the Buyer hereby agrees to buy, the real estate described in the deed attached hereto as Exhibit "A" and which is recorded in the N/A County Clerk's Office in Deed Book ___, Page ____. THE PROPERTY IS SOLD IN AN "AS IS - WHERE

EXHIBIT A (CONT.)

IS" CONDITION WITH ALL FAULTS, AND THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, THAT EXTEND BEYOND THE EXPRESS TERMS OF THIS AGREEMENT.

The Buyers agree to pay the balance sum of Ninety Eight Thousand Five Hundred dollars ($ 98,500.) for the Property. Buyers agree to satisfy this agreement by making scheduled payments to the Seller until the mortgage is paid in full, or otherwise to pay off the entire balance due at any time prior to the expiration of the mortgage term plus any late payments due the Seller. The amount of the monthly payments will be determined by the rate note agreement in effect. Said note is attached hereto as Exhibit "B".

If the Seller has not received the full amount of any monthly payment by the end of fifteen (15) calendar days after the date it is due, the Buyer will pay a late charge to Seller in the amount of fifty dollars ($50.00). Any late charges not satisfied within ten (10) days of assessment shall become due and payable with interest at a rate of Eight percent (8 %) per annum until satisfied, and the payment thereof shall be added to the purchase price and secured by a lien upon the Property.

The Seller, after payment in full at the times and in the manner above mentioned, shall execute and deliver to the Buyer, or their heirs and assigns, a good and sufficient deed of the Property, with full covenants of general warranty, and free and clear of all encumbrances, except restrictions and easements now of record affecting the property and excepting the taxes and assessments as above set out. The makers and endorsers of this note and all

EXHIBIT A (CONT.)

other parties hereto waive presentment thereof for payment, notice of nonpayment, protest and notice of protest and dishonor, and diligence in bringing suit against the Buyer or any other party thereto, including makers and endorsers, and all defenses to the payment thereof, and assent to any extension of postponement of the time of payment or any other indulgence, to any substitution, exchange or release of any other party or person primarily or secondarily liable; and guarantees the payment, thereof, in the hands of bona fide holders.

It is mutually agreed that the Buyer shall have possession of the Property from this date, and shall keep and maintain same in as good a condition as it is at this date, and shall provide sufficient homeowner's insurance coverage for the same, and shall satisfy taxes and assessments levied against the property, until the purchase ptice shall be paid in full. Any loss by fire or otherwise shall be made payable to the Seller as additional security for the payment of the above obligation.

If the Buyer shall fail to pay taxes and assessments as herein-above provided, or shall fail to keep the Property in good repair, or shall fail to keep up the insurance as above provided for, the Seller may pay said taxes and assessments, and cause such repairs to be made, and cause such insurance to be had; and all sums so paid by them shall be repaid by the Buyer, with interest thereon at the rate of EIGHT percent (8 %) per annum, payable on demand, and shall be added to the purchase price and secured by a lien upon the Property.

EXHIBIT A (CONT.)

Until the Buyer shall well and truly pay the amount of said purchase price in full and well and truly perform all the obligations herein contained, they shall hold the Property as tenants to the Seller, at a rental equal to the amount of the payments to be made under this Agreement. It is agreed that the Property shall be used as a dwelling house only during the term of said tenancy, and at the termination thereof the Property, shall be returned to the Seller in as good order as received, natural wear and tear excepted.

If the Buyer shall fail to perform this Agreement or any part of same, and such failure shall continue for thirty (30) days, the Seller shall have the right to declare the same void, and retain whatever may have been paid on the Property as compensation for rent, and may consider and treat the Buyer as their tenant holding over without permission and may take immediate possession of the Property, and remove the Buyer therefrom, or at their option may declare the entire balance of the purchase price, together with the accrued interest thereon, due and payable and proceed to collect the same by legal process or to have this contract declared null and void for breach of covenant.

The terms of this Agreement are to apply to and bind the heirs, executors, administrators, and assigns of the respective parties.

This Agreement contains the entire agreement of the parties pertaining to its subject matter and supercedes all prior written and oral agreements pertaining thereto.

Other than repairs and maintenance in order to maintain

EXHIBIT A (CONT.)

the Property as provided herein, the Buyer shall not, during the term of this Agreement make any structural modifications to the improvements upon the Property without first obtaining the written consent of the Seller.

Buyer shall bear all risk of loss to the Property between the date of this Agreement and the delivery of the deed to the Property. No damage to the Property or casualty loss shall affect the obligations of Buyer to purchase the Property and to pay the purchase price as provided herein.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Agreement as of the date of the last signature hereon:

SELLERS: John D. Blanshine
JOHN D. BLANSHINE

SELLERS: _____

DATE: June 1st, 2005

BUYERS: Melissa L Marlin
MELISSA LEE MARLIN

BUYERS: Thomas J Burns
THOMAS JEFFREY BURNS

DATE: June 1st, 2005