RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/07/07 11:49 2 pgs
Fees:13.00 Taxes:691.53
20070507-0054528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$186,900.00** (One Hundred Eighty Six Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of April, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: 03.22.2008 (NOTARY SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Daniel Mazera and Audrey Mazera 4017 Moss Rose Drive Nashville,TN 37216	**SAME**	062-13-1-108.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **KENNETH O. BURNETT AND VICKIE SUE BURNETT,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DANIEL MAZERA AND WIFE, AUDREY MAZERA,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 4 on the Plan of Moss Rose Heights Subdivision, Section 2, as shown on the plat of record in Plat Book 1424, page 109, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth O. Burnett and Vickie Sue Burnett by Deed of record in Book 9253, page 82, recorded 2/18/1994, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4017 MOSS ROSE DRIVE** **NASHVILLE,TN37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

K B

LTSR Number:

U.S.B.

GTE File: 20070

WITNESS, this 30th day of April, 2007

Kenneth O. Burnett

Kenneth O. Burnett

Vickie Sue Burnett

Vickie Sue Burnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

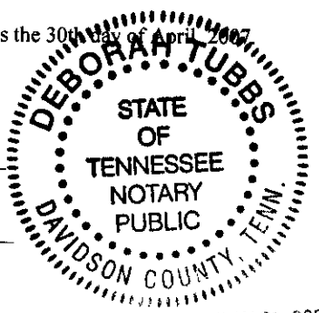
On this 30th day of April, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth O. Burnett and Vickie Sue Burnett** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of April, 2007.

Deborah Tubbs

Notary Public

Commission Expires: _____



My Commission Expires JULY 21, 2007

LTSR Number:

GTE File: 20070