WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/17/07 10:57 2 pgs
Fees:13.00 Taxes:1147.00

20070517-0059084

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodica Stan	HARTLAND MORTGAGE CENTER	84-14
(NAME)	(NAME)	(MAP)
2014 Brookview Drive	1900 W 75th St	1.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Woodridge, IL 60517	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Margaret G. Burke, Trustee of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rodica Stan, a married woman, and husband, Samuel Stan, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 85, on the Plan of Section Two, Donelson Meadows, of record in Book 2133, pages 100 and 101 as corrected in Book 3946, page 916, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Beginning at a point on the westerly margin of the terminus of Brookview Drive at the common corner of Lots Nos. 84 and 85, and running thence; with the line between said lots, westerly 203.9 feet to the easterly margin of the Tennessee Central Railroad right-of-way; thence with the line of the same southwestwardly along a slight curve, 452.26 feet to a point; thence south 33 deg. 08' east 310.4 feet to an iron pin in the root of a maple tree; thence north 48 deg. 52' east 383.4 feet to an iron pin by a fence post; thence northwestwardly 241.6 feet to a point in the line between Lots 85 and 86, said point being 60 feet south of the southerly margin of Brookview Drive; thence with the line between said two lots northeastwardly 60 feet to the southerly margin of said Brookview Drive; thence with said Drive around a curve with a radius of 50 feet, northwestwardly 64.7 feet to the beginning.

Being the same property conveyed to Margaret G. Burke, by deed from Joyce S. Darden and husband, James Allen Darden, dated July 25, 2000, of record in Instrument No. 20000726-0073625, and further conveyed to Margaret G. Burke, Trustee of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003, by deed from Margaret G. Burke, dated January 12, 2004, of record in Instrument No. 20040115-0006509, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2014 Brookview Drive, Nashville, Tennessee 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. 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/our hand(s) this 15th day of May, 2007.

Margaret G. Burke Trustee

Margaret G. Burke Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Margaret G. Burke, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Margaret G. Burke Living Trust, the within named bargainor, a Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Margaret G. Burke, as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of May, 2007.

Diane Parker

Notary Public

My commission expires 3/8/08

