WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2007

_____
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Todd Wilson	SunTrust Mortgage, Inc.	Map 108
3432 Harborwood Circle	201 Fourth Ave. N, 7th Floor	Group 12-0-B
Nashville, TN 37214	Nashville, TN 37219	Parcel 185

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, we

Michael T. Burney, unmarried and Marilyn F. Burney, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Todd Wilson and Jennifer Wilson, husband and wife

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:

BEING Lot No. 167, on the Plan of Phase 1A-Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael T. Burney and wife, Marilyn F. Burney by deed from Frank Batson Homes, Inc. of record in Book 9513, Page 519, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7471, Page 26; Book 7646, Pages 142, 147, and 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; Book 7471, Page 62, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 645, said Register's Office; (3) Sewer Easements of record in Book 5856, Pages 80 and 84, said Register's Office; (4) Right of Way Easement of record in Book 8068, Page 723, said Register's Office; (5) Storm Water Detention Agreement of record in Book 7390, Page 270, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3432 Harborwood Circle, 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. 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 our hands this 17th day of May, 2007.

_____
Michael T. Burney

_____
Marilyn F. Burney

Davidson County DEEDWARR
Recvd: 05/18/07 13:56 2 pgs
Fees:13.00 Taxes:878.75
20070518-0059704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Burney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2007.

My Commission Expires: 11/22/10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn F. Burney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2007.

My Commission Expires: 11/22/10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.