PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48774
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/27/07 09:25 2 pgs
Fees:13.00 Taxes:647.50
20070727-0089194

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rebecca L. Burcham Robert Burcham 4316 General Bate Drive Nashville, TN 37204	CTX Mortgage Company, LLC P. O. Box 650269 Dallas, TX 75265-0269

TAX MAP-PARCEL NUMBERS: Part of 11716021800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter D. Treanor, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rebecca L. Burcham and spouse, Robert Burcham** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3A on the Plan of Maplehurst Place set out in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20070413-0044779 together with and subject to a joint driveway agreement in Doc. No. 20070328-0037127 Register's Office for said County to which Exhibit "B" and Easement reference is made for a complete description.

Being part of the same property conveyed to Walter D. Treanor and wife, Wilda C. Treanor by deed from David B. Acker and wife, Eva S. Acker of record in Book 6971, page 217, said Register's Office. By Quitclaim Deed of record in Book 9105, page 831 dated and executed on October 1, 1993 and recorded on October 5, 1993 in the Register's Office for Davidson County, Tennessee, Wilda C. Treanor conveyed her interest in subject property to Walter D. Treanor.

Wilda C. Treanor, spouse of Walter D. Treanor, joins in this conveyance soley to convey any and all interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; Set out in Exhibit "B" to the Declarations of Covenants, Conditions and Restrictions, The Plan, with Owner's Certificate, of record in Doc. No. 20070413-0044779 said Register's Office to which Exhibit reference is made for a complete description. And Easement for Joint Driveway purposes granted of record in Doc. No. 20070328-00737127, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20070413-0044779, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1027 Maplehurst, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2007.

Walter D. Treanor

Wilda C. Treanor

Walter D. Treanor **Wilda C. Treanor**

State of TENNESSEE
County of DAVIDSON

On this 25th day of July, 2007 , before me the undersigned authority, personally appeared Walter D. Treanor and Wilda C. Treanor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn and subscribed before me this the 25th day of July, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public