THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26779-06-2007** **Record & Return To:** **Realty Title** **3815 Cleghorn Avenue, Suite 102** **Nashville, TN 37215** REALTY TITLE & ESCROW CO. INC 5111 Maryland Way, Suite 101 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $234,000.00. Affiant Subscribed and sworn to before me this 15th day of August, 2007. Notary Public My Commission Expires: 11-22-2010

BONNIE GRUBBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Jeffery S. and Graceanne Daron 5221 Kincannon Drive Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 160040111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcia Nichol Burns, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffery S. Daron and wife, Graceanne Daron** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 5221 Kincannon Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2007.

Marcia Nichol Burns

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marcia Nichol Burns**, 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, at office, this 15th day of August, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/20/07 08:59 2 pgs
Fees:13.00 Taxes:865.80
20070820-0099008

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires Nov 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1132 on the Plan of Brentwood Hall, Section XI, as of record in Plat Book 2331, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marcia Nichol Burns by deed dated August 28, 1969 from William A. Treadway and wife, Roxie W. Treadway, of record in Book 4361, page 147, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, page 134, Register's Office for Davidson County, Tennessee.