Davidson County DEEDWARR
Recvd: 09/17/07 09:13 3 pgs
Fees:18.00 Taxes:695.60
20070917-0110746

This Instrument Prepared by Eleanore F. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AIGR-01753

WARRANTY DEED

THIS INDENTURE, made this 13 day of August A.D., 2007 between **Eric W. Bur, a single person**, of the City of Brentwood, State of Tennessee, First Parties, and **Stephen Megargee, unmarried**, of the City of Brentwood, State of Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and 00/100----------**DOLLARS** ($ 10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Unit No. 10, on the Plan of Phase 1, Brentwood Villa, as shown on plat of record in Book 6900, Page 4 and amended in Book 6900, Page 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Eric W. Bur, a single man, by Warranty Deed from Judy G. Seale, a single woman, of record in Book 11642, page 562, Register's Office for DAVIDSON, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except see Exhibit "A"

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

E W. Bur (L.S.)
Eric W. Bur

_____(L.S.)

_____(L.S.)

STATE OF ~~TENNESSEE~~ Georgia }
COUNTY OF Fulton }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Eric W. Bur, a single person,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Fulton County, this 13th day of August 2007

Bobbie A. Bair
Notary Public

My Commission expires My Commission Expires January 23, 2010

Bobbie A. Bair
My Commission Expires
NOTARY PUBLIC
January 23, 2010
Forsyth County, Georgia

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ERIC W. BUR
ADDRESS 102 Villa View Court
Brentwood, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Investors Group
ADDRESS 8320 E. Walker Srpings Ln. Ste. 200
Knoxville, TN 37923

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 188,000.00 . Affiant

Subscribed and sworn to before me this 12 day of Sept. 20 07

Notary Public Denise C. Allis

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Comm. Exp. 5/24/2008

EXHIBIT "A"

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 171-02, GROUP A, PARCEL 10.00).
2. All matters as set forth on the Plat of record in Book 6900, page 4, and amended in Book 6900, page 5, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement(s) of record in Book 5155, page 164, Register's Office for DAVIDSON County, Tennessee.

4. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

5. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed establishing a Horizontal Property regime of Brentwood Villa, of record in Book 6923, page 943; Book 7035, page 115; Book 7101, page 730 and rerecorded in Book 7143, page 18; and amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for DAVIDSON County, Tennessee.

6. By-laws of Brentwood Villa of record in Book 6923, page 986; Book 7423, page 567; and Book 8074, page 564, said Register's Office.

7. Charter of Brentwood Villa Homeowner's Association of record in Book 6924, page 5, said Register's Office.

8. Stormwater Detention Agreement of record in Book 6385, page 814, Register's Office for DAVIDSON County, Tennessee.