WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2007

Notary Public:

MY COMMISSION EXPIRES: 9/25/10
(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:
Michael Burns	Taylor, Bean & Whitaker Mortgage Corp.	Parcel ID:
3245 Anderson Road	1417 N. Magnolia Avenue	15007024000
Antioch, TN 37013	Ocala, FL 34475	

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

Esli L. McCoy Dorothy A. McCoy, Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Burns, un married
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. 6-A, on the Plan of Zone Lot Division, Lots 6 and 7, Lakeshore Woods, Section One, of record in Plat Book 6250, Page 482, amending Plat Book 5200, Page 502, 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 Esli L. McCoy and Dorothy A. McCoy, Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006, by deed from Esli L. McCoy and Dorothy A. McCoy, husband and wife, of record in Instrument 20060821-0102623, Register's Office for said County. See also deed of record in Book 11079, Page 406, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6083, Page 351, and Book 6112, Page 546, 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 6250, Page 482, amending Plat Book 5200, Page 502, 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 3245 Anderson Road, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 09/26/07 12:11 2 pgs
Fees:13.00 Taxes:320.05
20070926-0114762

Witness my hand this 19th day of September, 2007.

The Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006

BY: _____
Esli L. McCoy, Trustee

BY: _____
Dorothy A. McCoy, Trustee

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 Esli L. McCoy and Dorothy A. McCoy, Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006 , and as such Trustees, are authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 19th day of September, 2007.

My Commission Expires: 1/24/09

_____
Notary Public

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.