THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/09/07 08:28 2 pgs
Fees:13.00 Taxes:354.46
20071009-0119920

Our File Number: 29301B

MAP/GROUP/PARCEL: 043-09-0/305.00

NEW OWNER'S NAME AND ADDRESS:
CARROLL BURNS
115 MYRTLEWOOD DRIVE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

WILLIAM V. BANDY, a single man, hereinafter called Grantor, does hereby transfer and convey unto, **CARROLL BURNS, a married man**, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 60 feet of Lot No. 2 of Block "M" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of lot No. 2 fronts 60 feet on the southerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

The subject property is improved property known as 244 DULING AVENUE, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20060815-0100473, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WILLIAM V. BANDY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **WILLIAM V. BANDY, a single man**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 3rd day of October, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $95,800.00.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of October, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE