THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07110484

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $148,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2007.

Notary Public
My Commission Expires: 6/7/11

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/21/07 10:37 2 pgs
Fees:13.00 Taxes:547.60

20071221-0146483

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven T. Burns	Chase Bank USA, N.A.	Tax Parcel ID No.
582 Whispering Hills Drive	1400 E. Newport Center Drive	14711007900
Nashville TN 37211	Deerfield Beach, FL 33442	

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, **Nancy E. Hibbett, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven T. Burns, an unmarried man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 413, SECTION II-C, PLAN OF WHISPERING HILLS, as shown on plat of record in Plat Book 2663, Pages 66 and 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from Assett Preservation, Inc., a Qualified Intermediary for Nancy E. Hibbett to Nancy E. Hibbett as recorded on the 2nd day of January, 2004 in Instrument No. 20040102-0000628 re-recorded at Instrument No. 20040116-0006849 and Warranty Deed from Scott T. Lincoln and wife, Valerie A. Lincoln to Assett Preservation, Inc. as Qualified Intermediary for Nancy E. Hibbett as recorded on the 6th day of December, 2002 in Instrument No. 20021206-0150406, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 582 Whispering Hills Drive Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of December, 2007.

Nancy E. Hibbett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy E. Hibbett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY