Box 34

WARRANTY DEED

LYNDA KAYE JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Angela E Mapes
Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2007.

Lynda Kaye Jones
Notary Public

MY COMMISSION EXPIRES: 1/23/2010
(AFFIX SEAL)

ET-07-0596

Davidson County DEEDWARR
Recvd: 12/26/07 08:53 2 pgs
Fees:13.00 Taxes:532.80

20071226-0146878

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Santos	New Owner (NAME)	
1865 Reynolds Road		135-140.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANCES V. BURNETT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE SANTOS, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LYING AND BEING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND SMITH ENGINEERING COMPANY, NOVEMBER 16, 1964, AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF REYNOLDS ROAD, SAID POINT BEING 258 FEET NORTH OF THE NORTH MARGIN OF SMITH SPRINGS ROAD ALONG THE WESTERLY MARGIN OF REYNOLDS ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO C. W. COMBS, BY DEED OF RECORD IN BOOK 330, PAGE 534, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 66 DEG. 42' WEST 333.0 FEET TO AN IRON PIN; THENCE NORTH 9 DEG. 30' EAST 125.0 FEET TO AN IRON PIN; THENCE SOUTH 66 DEG. 42' EAST 333.0 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF REYNOLDS ROAD; THENCE SOUTH 9 DEG. 30' WEST 125.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS L. BURNETT AND WIFE, FRANCES V. BURNETT BY WARRANTY DEED FROM WILLIE BELLE JONES, RECORDED ON THE 8TH DAY OF DECEMBER, 1964 IN DEED BOOK 3839, PAGE 473, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THOMAS L. BURNETT HAVING SINCE PREDECEASED FRANCES V. BURNETT ON APRIL 16, 1993.

Subject to any and all existing restrictions and easements of record if any.

Larry Madison Burnett, Sr. joins in this conveyance to confirm the transaction per Durable Power of Attorney of record in Instrument No. 20071226-0146877 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1865 Reynolds Road, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 19th day of December, 2007.

Frances V. Burnett by Ranse Lee Burnett attyinfact
Frances V. Burnett
by: Ranse Lee Burnett, Attorney in Fact

Frances V. Burnett by Larry W Burnett ATTY IN FACT
Frances V. Burnett
by: Larry Madison Burnett, Sr., Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 19th day of December, 2007, before me personally appeared Ranse Lee Burnett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frances V. Burnett, and who acknowledged he/she/they executed the same as the free act and deed of the said Frances V. Burnett.

Witness my hand and official seal, this the 19th day of December, 2007.

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 09-17-11

STATE OF Tennessee
COUNTY OF Wilson

On this the 19th day of December, 2007, before me personally appeared Larry Madison Burnett, Sr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frances V. Burnett, and who acknowledged he/she/they executed the same as the free act and deed of the said Frances V. Burnett.

Witness my hand and official seal, this the 19th day of December, 2007.

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 09-17-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520