Book 31-B
Sr 12
JHR

GENERAL WARRANTY DEED

This Instrument prepared by:
SHERRARD & ROE, PLC (JHR)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/10/08 09:58 5 pgs
Fees:28.00 Taxes:1147.00
20080110-0003089

GRANTOR: **Charles C. Burridge, Trustee of the Parker Family Trust**
GRANTEES: **Cuyler A. Dunbar and wife, Sandra M. Dunbar**

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel /No.
Cuyler M. Dunbar and wife, Sandra M. Dunbar 609 2nd Ave. No. Conover, NC 28613	Same	Tax Map 103-9 Parcel 95

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by CUYLER A. DUNBAR and wife, SANDRA M. DUNBAR, **GRANTEES**, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles C. Burridge, Trustee of the Parker Family Trust, the **GRANTOR,** hereby bargains, sells and conveys to **GRANTEES**, their heirs, successors and assigns, the following described parcel of real estate located in Davidson County, Tennessee:

See Exhibit "A" attached.

Being the same property conveyed to Roy W. Parker, Trustee, for the benefit of the Parker Family Trust as to a one-half undivided interest, by deed of record in at Instrument No. 20040507-0052425, Register's Office for Davidson County, Tennessee; and pursuant to Partial Disclaimer of Estate Property of record at Instrument 20040428-0048233 (as to Roy Parker's interest in the Estate of Martha Ann Parker, Deceased whose interest passed to the Parker Family Trust.). Roy W. Parker has since died. Charles Burridge is Trustee of the Parker Family Trust pursuant to Appointment by the Beneficiaries of the Trust. And, pursuant to the Last Will and Testament of Roy W. Parker, Deceased, filed in Probate Case No. 07P-176 in the Probate Court of Davidson County, Tennessee the entire residue of the estate is devised to the Trustee of the Parker Family Trust. The original deed conveyance to Roy W. Parker and wife, Martha Ann Parker by deed of record in Book 2291, page 626, Register's Office for Davidson County, Tennessee.

The Property is improved property located on 5818 Vine Ridge Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, the Grantor has a good right to convey the Property, and Grantor's interest in the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit "B", to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit "B", Grantor further covenants and binds itself, its heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever to the maximum extent that he can or should do as Trustee, but not further or otherwise.

WITNESS my hand this 4th day of January, 2008.

PARKER FAMILY TRUST

By: Charles C Burridge, Trustee
Charles C. Burridge, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Charles C. Burridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the Trustee of the Parker Family Trust, the within named bargainor, and who further acknowledged that he, being authorized so to do as Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Parker Family Trust by himself as Trustee.

WITNESS my hand and seal at office on this the 4th day of January, 2008.

Kara Templeton

Notary Public

My commission expires: November 22, 2010

KARA TEMPLETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $310,000.00.

Charles C. Burridge, Affiant

Sworn to and subscribed before me this 8th day of January, 2008.

Rita McQuerry

Notary Public. My Commission Expires: 3-22-2008

RITA McQUERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Rita McQuerry
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

EXHIBIT "A"

Property Description

Land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 87 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, page 96, Register's Office for said County.

Said Lot No. 87 fronts 191.2 feet on the northerly side of Vine Ridge Drive and extends back 284.6 feet on the westerly line and 252.8 feet on the easterly line to a dead line, measuring 193.9 feet thereon.

EXHIBIT "B"
Encumbrances

1. Property taxes for the year 2008 and subsequent years.

2. Matters shown on the Plat of record in Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee.