Davidson County DEEDWARR
Recvd: 01/28/08 11:52 2 pgs
Fees:13.00 Taxes:506.53
20080128-0008664

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$136,900.00
Affiant Casey Brandeon
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25 DAY OF January, 2008
Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Burrows 617 Kingsway Drive Old Hickory, TN 37138	Franklin American 501 Corporate Centre Ste400 Franklin, TN. 37067	Map 53.16 Parcel 187

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,

Phillip P. Piccione and wife, Janice L. Piccione

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Deborah Burrows, unmarried

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. 8 ON THE PLAN OF KING COURT, SECTION 3, OF RECORD IN PLAT BOOK 7900, PAGE 958, AS AMENDED IN BOOK 9705, PAGE 872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP P. PICCIONE AND WIFE, JANICE L. PICCIONE BY DEED FROM J. & M. HOMEBUILDERS, INC., A TENNESSEE CORPORATION DATED FEBRUARY 26, 1996 OF RECORD IN BOOK 9962, PAGE 928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1)Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 958, amended in Book 9705, Page 872, Register's Office for Davidson County, Tennessee.
2)Property is subject to Restrictive Covenants contained in Book 9665, Page 540, amended in Book 9708, Page 522, Register's Office for Davidson County, Tennessee (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **617 Kingsway Drive, Old Hickory, TN 37138**
(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 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.

Witness our hand(s) this 25 day of January, 2008.

Phillip P. Piccione

Janice L. Piccione

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Phillip P. Piccione and wife, Janice L. Piccione, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of January, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076