WARRANTY DEED

Notary Seal present, but could not reproduce

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2008

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eric L. Burford	SunTrust Mortgage, Inc.	Parcel ID:
4417 South Trace Blvd.	401 Commerce St.; Ste 6100	064090A00900CO
Old Hickory, TN 37138	Nashville, TN 37219	

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

Libby Cain f/k/a Libby Davis and husband, James Cain

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eric L. Burford, a single man

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 Unit No. 4417, on the Plan of Southfork Condominiums, Phase One, of record in Book 6783, Page 839, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Libby Davis, unmarried, by deed from Gustavo L. Luna, of record in Instrument 20020205-0016003, Register's Office for said County. The said Libby Davis is now known as Libby Cain.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6783, Page 839; Book 6994, Page 447; Instrument 20020327-0037726; Book 6783, Page 855 , said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6783, Page 839, said Register's Office.

The said James Cain joins in this conveyance to convey any and all marital interest he/she may have in said property.

Libby Cain and Libby Davis being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4417 South Trace Blvd., Old Hickory, TN 37138

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 my hand this 30th day of January, 2008.

Libby Cain f/k/a Libby Davis

James Cain

Davidson County DEEDWARR
Recvd: 02/01/08 13:16 2 pgs
Fees:13.00 Taxes:477.30

20080201-0010615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Libby Cain f/k/a Libby Davis and husband, James Cain with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2008.

My Commission Expires: 11/22/10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Bill Garrett
Davidson County Register of Deeds