THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27340-01-2008** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 1st day of February, 2008. Notary Public My Commission Expires:

SPECIAL WARRANTY DEED

Address New Owner: Steve Burkhalter 1011 Dunrobin Drive Franklin, TN 37067	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131150076.00

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, **Mary E. Hooper, an unmarried woman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve Burkhalter and wife, Laura Baker Harmon**("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1215 Goodloe Drive, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

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 the 1st day of February, 2008.

Mary E. Hooper

Mary E. Hooper

Davidson County DEEDWARR
Recvd: 02/08/08 14:15 2 pgs
Fees:13.00 Taxes:1202.50
20080208-0013296

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:
Before me, the undersigned, of the State and County aforesaid, personally appeared Mary E. Hooper with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of February, 2008.

Notary Public

My Commission Expires:

GERALD B. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Harpeth Acres, Section IV, as of record in Plat Book 2133, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julian Hooper and wife, Mary M. Hooper by deed dated February 28, 1975, from F. Perry Ozburn, Jr. and Janet Lindsey Ozburn, now known as Janet Lindsey Farley, of record in Book 4893, page 22, Register's Office for Davidson County, Tennessee. Julian Hooper died on December 11, 2001. Being further conveyed to Mary E. Hooper, an unmarried woman, by Quitclaim Deed from Mary E. Hooper aka Mary M. Hooper, of record in Instrument No. 20060517-0057634, said Register's Office.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.

2. All matters appearing on the Plan of record as Book 2133, page 65, Register's Office for Davidson County, Tennessee.