SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $113,800.00

Sharon Denson
Affiant

Subscribed and sworn to before me, this 21st day of February, 2008.

Shirley A. Beesley
Notary Public
My commission expires: ~~02/24/08~~ 4/20/2009

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY TENN.

Davidson County DEEDWARR
Recvd: 02/28/08 13:11 2 pgs
Fees:13.00 Taxes:421.06
20080228-0019755

06-0802-72977

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James Burr 1933 Nashboro Blvd. Nashville TN 37217	NEW OWNER	135-12-0-C 033.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James L. Deatrick, Jr. and Marty Penix, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Burr and Christa M. Burr, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 33, on the Plan of Nashboro Village - Tract 13 (erroneously referenced in prior deeds as Nashboro Village at Fairway Pointe), of record in Instrument No. 20021230-0161681, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris S. Carter, a single person by deed from NVR, Inc., t/a Ryan Homes, a Virginia corporation, dated March 31, 2004, recorded April 14, 2004, of record in Instrument No. 20040414-0042005, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James L. Deatrick, Jr. by Trustee's Deed from Billy Glass, Co-Trustee, dated January 2, 2008, recorded January 18, 2008, of record in Instrument No. 20080118-0005990, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James L. Deatrick, Jr. and Marty Penix by Quitclaim Deed from James L. Deatrick, Jr., dated January 17, 2008, recorded January 18, 2008, of record in Instrument No. 20080118-0005991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1933 Nashboro Blvd., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of February, 2008.

James L. Deatrick, Jr.

Marty Penix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Deatrick, Jr. and Marty Penix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21st day of February, 2008.

Kathleen Tomlinson
Davidson

My Commission expires ~~02/24/08~~ 1-17-12

