WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/08 13:02 2 pgs
Fees:13.00 Taxes:678.95

20080306-0022711

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $183,500.00

Affiant

Subscribed and Sworn to me, this 27th day of February, 2008.

Notary Public

My commission expires:
3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Mark A. Darnell Jason B. Burdette 8323 St. Danasus Dr Nashville TN 37211	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	173090A24700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bethany Claire Flatt, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Mark A. Darnell and Jason B. Burdette**, 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:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Revision to Lots 177 through 188, Phase "E" Lenox Village, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bethany Claire Flatt by deed dated 7/30/04 from Don B. Smithson dba Don B. Smithson Construction of record in Instrument No. 20040804-0093655 and by Warranty Deed of Correction of record in Instrument No. 20050623-0072359, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument Number 20040726-0088981, said Register's Office.

Subject to covenants, conditions and restrictions as contained in the Master Deed and By-Laws for Lenox Village as of record in Instrument No. 20020315-0032825, and restrictions of record in Instrument No. 20020315-0032826, said Register's Office.

Subject to Charter of Lenox Village Neighborhood Association, of record in Instrument No. 20020412-0045831, Register's Office for Davidson, TN.

This is (x) improved ( ) unimproved property known as 8323 Saint Danasus Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 27th day of February, 2008.

Bethany Claire Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bethany Claire Flatt** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY