Davidson County DEEDWARR
Recvd: 03/13/08 15:04 2 pgs
Fees:13.00 Taxes:185.00

20080313-0025540

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Parkway
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 7th day of March, 2008.

Notary Public
My commission expires:

15-0803-151371

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Johnny W. Burton 2605 Flamingo Drive Nashville TN 37207	Owner	071-04-0-119.00

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, Leslie D. Petty and wife, Wanda Petty, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Johnny W. Burton and wife, Peggy L. Burton, 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 Lot No. 361, on the Plan of Map of Joywood Heights (erroneously referenced in prior deed as Height), Section II-A, of record in Plat Book 1424, Page 20, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Zollie E. Carney and wife, Bessie J. Carney by deed from Universal Homes, Inc., a Tennessee corporation, dated August 1, 1948, recorded August 1, 1948, of record in Book 1635, Page 353, Register's Office for Davidson County, Tennessee. The said Bessie J. Carney having since died. Zollie E. Carney subsequently died intestate leaving Marvin W. Carney as his sole heir at law. See Order of record in Book 8424, Page 5, said Register's Office. Marvin W. Carney joined by his wife, Jessie F. Carney conveyed subject property to Marvin W. Carney, married and Wanda Petty, married, father and daughter, by Quitclaim Deed dated August 19, 1999, recorded August 27, 1999, of record in Book 11637, Page 378, said Register's Office.

Further being the same property conveyed to Leslie D. Petty and Wanda Petty, husband and wife by Quitclaim Deed from Marvin W. Carney, married and Wanda Petty, married Father and Daughter, dated April 26, 2001, recorded May 8, 2001, of record in Instrument No. 20010508-0047633, 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 2605 Flamingo Drive, Nashville, TN 37207

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 7th day of March, 2008.

Leslie D. Petty

Wanda Petty, by Leslie D. Petty, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leslie D. Petty, 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 Hermitage, TN, this 7th day of March, 2008.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said county and state, Leslie D. Petty, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for Wanda Petty and that he is authorized by Wanda Petty to execute this instrument on her behalf.

Witness my hand in Hermitage, TN, this 7th day of March, 2008.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee at Large

My commission expires: 05/03/2010