Davidson County DEEDWARR
Recvd: 05/21/08 11:01 2 pgs
Fees:13.00 Taxes:906.50

20080521-0052053

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 (SEAL) PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $245,000.00. **Affiant** Subscribed and sworn to before me, this 16th day of May, 2008. Notary Public My Commission Expires: 3/21/11

Address New Owner As Follows: Daniel C. Burton 1712 Green Hills Drive Nashville, TN 37215	Send Tax Bills To: Same as New Owner	Map-Parcel Number: 118-14-0-063.00 OH 07160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA LEATHERS, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DANIEL C. BURTON, A MARRIED MAN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Marengo Park, Section C, of record in Book 1130, page 21, Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the easterly side of Robin Road and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Linda Leathers by deed from Frances A. Lee, Trustee under the Revocable Lee Living Trust dated March 17, 1997, of record at Instrument No. 200007170070271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 21, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 5593, page 519, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 5741, page 893, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as: 3616 Robin Road Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of May, 2008.

Linda Leathers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA LEATHERS, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May, 2008.

(SEAL)

Notary Public

My Commission Expires:

GREGORY CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011