THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27639-04-2008** **Record & Return To:** **Premier Escrow LLC** **4301 Hillsboro Road, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2008. Notary Public My Commission Expires May 23

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christopher A. Holden Carla J. Holden 203 Lynnwood Blvd. Nashville, TN 37205	PHH Mortgage Services 3000 Leadenhall Rd. Mt. Laurel, NJ 08054	Map and Parcel No.: 116070038.00

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, **Gregory L. Burns and wife, Barbara J. Burns**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher A. Holden and wife, Carla J. Holden** ("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 203 Lynnwood Blvd., Nashville, TN 37205

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 that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 28th day of May, 2008.

Gregory L. Burns

Barbara J. Burns

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gregory L. Burns and Barbara J. Burns**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2008.

Notary Public

My Commission Expires:

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 06/03/08 14:30 2 pgs
Fees:13.00 Taxes:12950.00

20080603-0056640

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 and the east 15 feet of a 30 foot alley adjoining in the rear of said Lot 6, which alley was closed by an instrument of record in Book 806, page 76, Register's Office for said County, as shown on the Plan of Pendleton and Blair's Subdivision of Lynwood Park of record in Plat Book 421, page 45, Register's Office for Davidson County, described as follows:

Said Lot No. 6 and part of said alley front 200 feet on the west side of Lynwood Boulevard and extend back between lines 339 feet to the north line and 303 feet on the south line to the center line of said abandoned alley on which they measure 200 feet.

Being the same property conveyed to Gregory L. Burns and wife, Barbara J. Burns, as equal tenants in common by Quitclaim deed dated 7/12/02 from James C. Gooch of record in Instrument No. 20020715-0085029, Register's Office for Davidson County, Tennessee.

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 421, page 45, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 806, page 76, Register's Office for Davidson County, Tennessee.