PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 07/01/08 14:58 2 pgs
Fees:13.00 Taxes:888.00
20080701-0067967

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(___gj___) Title No: 49478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Laura D. Burton 9077 Old Charlotte Pike Pegram, Tennessee 37143	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 12600007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William J. Breedlove and spouse, Billie J. Breedlove**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura D. Burton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 19th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968 more particularly described as follows:

Beginning at a point in the easterly margin of Old Charlotte Pike, said point being 1827 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J. Dedrick Stevens and E. D. Hill by deed from B. T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office, thence South 82° 40' east a distance of 1004 feet to a point; thence south 2° 46' west a distance of 106 feet to a point; thence north 86° 44' west a distance of 1005 feet to a point in the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike north 2° 58' east a distance of 180 feet to the point of beginning. Said tract being designated as Tract No. 12 and containing 3.1 more or less.

Being the same property conveyed to William J. Breedlove and wife, Billie J. Breedlove by Warranty Deed from Edna Marie Lepley dated July 9, 1970 and recorded on July 17, 1970 of record in Book 4432, page 350, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; Restrictive Covenants of record in Book 4261, page 818, said Register's Office/

This is improved property, known as: 9077 Old Charlotte Pike, Pegram, Tennessee 37143

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2008.

William J. Breedlove

Billie J. Breedlove

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2008 , before me the undersigned authority, personally appeared William J. Breedlove and Billie J. Breedlove , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commissior Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2008

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commissior Expires May 2, 2011