Book 310 (3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/08 14:03 3 pg
Fees:18.00 Taxes:2205.20

20080725-0076447

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $596,000.00.

Affiant

Subscribed and sworn to me on July 25, 2008.

NOTARY PUBLIC

CASSANDRA J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Cassandra J. Williams
My Commission Expires
September 25, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Paul Buchanan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23311SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael B. Ernst Lynette A. Gillis 112 Maxwell Crossing Brentwood, TN 37027	SAME AS NEW OWNERS	160-08-A-7

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Russell L. Burns and wife, Allison Burns, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michael B. Ernst and Lynette A. Gillis, both unmarried persons, as tenants in common with the right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Maxwell Crossing of record in Book 6250, page 390, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Russell L. Burns and spouse, Allison Burns, by Deed from Steven C. Wyer and spouse, Barbara L. Wyer, of record in Book 11181, page 534, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6250, page 390, in the Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 6522, page 153, as amended in Book 6867, page 597, in said Register's Office.

This property is also known as improved property located at 112 Maxwell Crossing, Brentwood, TN 37027.

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on July 25, 2008.

Russell L. Burns

Allison Burns

By: **Russell Burns, Attorney-In-Fact**

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 25, 2008, before me personally appeared Russell L. Burns to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 25, 2008.

NOTARY PUBLIC

My Commission Expires:

PAUL M. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Paul M. Buchanan
My Commission Expires
August 23, 2011
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Allison Burns, as her Attorney in Fact, as the free act and deed of the within named Allison Burns.

Witness my hand and official seal this 25th day of July 2008.

NOTARY PUBLIC

My Commission Expires:

PAUL M. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Paul M. Buchanan
My Commission Expires
August 23, 2011
STATE OF TENNESSEE