Return To:
First National Financial Title
5034 Thoroughbred Lane Suite C
Brentwood, TN 37027 N15453

Davidson County DEEDWARR
Recvd: 08/22/08 10:12 3 pgs
Fees:18.00 Taxes:1550.30

20080822-0086433

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
577990 SANBORN
Joy Frisch

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
		145-09-0 009.00
(NAME) Daniel C Burton	(NAME) (same)	
(STREET ADDRESS OR ROUTE NUMBER) 5886 East Ashland Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jeffrey A. Sanborn and Lela Star Sanborn, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Daniel C. Burton the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No 20050505005058 5 in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 419,000.00

Affiant Dana H. Conrad

Subscribed and sworn to before me this the 21 day of August 2008

Notary Public

My commission expires: 10/10/11
(Affix Seal)

KEVIN STEINKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

This is unimproved ( ), known as 5886 East Ashland Drive, Nashville, TN 37215
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 6 day of May, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey A. Sanborn

Lela Star Sanborn

STATE OF
COUNTY OF

Personally appeared before me, Jeff Sanborn, a Notary Public in and for said County and State, Jeffrey A. Sanborn, the within named bargainor married (fill in marital status), 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 for the purposes therein contained.

Witness my hand, at office, this 6th day of May, _____.

Brandi Rhinerson

(This area for official notarial seal)

BRANDI RHINERSON
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 4-30-2011
KNOX COUNTY

Notary Public
My Commission Expires:

STATE OF
COUNTY OF

Personally appeared before me, Jennifer Dedmon, a Notary Public in and for said County and State, Lela Star Sanborn, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Lela Star Sanborn executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of May, 2008.

Dedmon

(This area for official notarial seal)

JENNIFER DEDMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2011

FRS File No.: 577990 Customer File No.: SANBORN Jeffrey A. Sanborn

EXHIBIT A

Being Lot Number 15, on the Plan of Otter Creek Hills, as shown by plat of record in Plat Book 2900, Page 110/11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

For information purposes only:

Map/Parcel ID Number: 145-09-0 009.00

BEING the same property conveyed to Jeffrey A. Sanborn and Lela Star Sanborn, husband and wife, by General Warranty Deed from Mike S. Natvig and wife, Kelly D. Natvig, dated 04/29/05, recorded 05/05/05, as Document No. 20050505-0050585, in the Register's Office of Davidson County, Tennessee.