THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0808122 **Record and Return to:** Steltemeier & Westbrook, PLLC 3326 Aspen Grove Dr #604 Franklin, TN 37067	The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2008. Notary Public My commission expires: 1/9/2012

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Swan Burrus Jane M. Burrus 1208 Beddington Park Nashville, TN 37215	SunTrust Mortgage, Inc. PO Box 57028 Irving, CA 92619-7028	MAP 159-02 PARCEL 47

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dale A. Holmer** and wife, **Willa B. Holmer**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Swan Burrus** and wife, **Jane M. Burrus**, (the "Grantees"), Grantees' successors, 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. 56 on the Plan of Hound's Run, of record in Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale A. Holmer et ux, Willa B. Holmer by deed from Roger J. Gonzales et ux, Mary F. Gonzales, d/b/a Gonzales Construction of record in Book 7385, Page 716, said Register's Office, dated October 22, 1987.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of record in Book 6900, pages 167 through 171, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, and Restrictions of Hound's Run of record in Book 7079, page 995, corrected by Affidavit of record in Book 7238, page 736, amended in Book 11719, page 845, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 7080, page 8, amended in Instrument No. 200602060014746, Register's Office for Davidson County, Tennessee.
5. Charter of hound's Run HOA in Book 7253, page 992, Register's Office for Davidson County, Tennessee.
6. Deeds of conveyances for sanitary sewers in Book 7430, page 183 and Book 7474, page 695, Register's Office for Davidson County, Tennessee.
7. Grant of Transmission Line Easements in Book 2248, page 618 and Book 2249, page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1208 Beddington Park, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 09/03/08 11:38 2 pg
Fees:13.00 Taxes:4255.00
20080903-0090178

WITNESS THE EXECUTION HEREOF this 29th day of August, 2008.

Dale A. Holmer

Willa B. Holmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Dale A. Holmer and Willa B. Holmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 29th day of August, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009