Davidson County DEEDWARR
Recvd: 09/18/08 10:58 2 pg
Fees:13.00 Taxes:370.00

20080918-0095307

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: L.H. Tune, Jr. and Rebecca W. Tune, Grantors
TO: Jacob R. Burger, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Jacob R. Burger 2320 Fernwood Drive Nashville, TN 37216	Same as Owner	072-08-0-194.00

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of August, 2008.

My commission expires: 5/8/2012

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **L. H. Tune, Jr.** hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jacob R. Burger**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 270 on the Map of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for said County.

Said Lot No. 270 fronts 64 feet on the southwesterly side of Fernwood Drive and runs back between lines, 178.2 feet on the southeasterly line and 179.3 feet on the northwesterly line to a dead line in the rear on which it measures 64 feet.

BEING the same property conveyed to L. H. Tune, Jr., and wife, Rebecca W. Tune, by warranty deed, recorded November 24, 1950 in Book 1912, page 71, Register's Office for Davidson County, Tennessee; the said Rebecca W. Tune having since died.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2320 Fernwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 15th day of August, 2008.

"GRANTORS" L.H. Tune JR., By Lewis Hudson Tune IV as Attorney-in-Fact

L. H. Tune, Jr., by Lewis Hudson Tune, IV, as Attorney-in-Fact L.H. Tune JR., By Lewis Hudson Tune IV as Attorney-in-Fact

Lewis H. Tune, Jr., by Lewis Hudson Tune, IV, as Attorney-in-Fact

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lewis Hudson Tune, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the attorney-in-fact for L. H. Tune, Jr. also known as Lewis H. Tune, Jr., being one and the same person, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact. The Durable General Power of Attorney executed between Lewis Hudson Tune Jr. to his son Lewis Hudson Tune, IV being previously recorded July 10, 2008 in Instrument No. 20080710-0071112.

WITNESS my hand and official seal at Dallas, TX this 15th day of August, 2008.

My commission expires: 10-24-09

Rhonda Kleinman
Notary Public

{Seal}

Rhonda Kleinman
Notary Public, State of Texas
My Commission Expires:
October 24, 2009