Davidson County DEEDWARR
Recvd: 11/05/08 13:46 2 pgs
Fees:13.00 Taxes:810.67
20081105-0110187

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-6447D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul Tune and Sara Tune, husband and wife (NAME)	SAME (NAME)	183-00-0-034.00
2273 Skinner Road (STREET ADDRESS)	(STREET ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Martha Ann Lynn, Heir and Executrix of Andrew Burkitt, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Tune and Sara Tune, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a tract of land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee.

Beginning in the center line of Hobson Pike at the southeast corner of J.A. Austin land, said beginning point being also the southwest corner of the 19.92 acre tract of land conveyed to W. G. Burkitt by decree of the Chancery Court of record in Book 23, page 304; thence from the point of beginning with Austin's east line North 2 degrees East 450 feet; thence South 89 degrees 15 minutes East 400 feet; thence South 2 degrees West 450 feet to the corner the center line of Hobson Pike; thence with the center line of said Hobson Pike South 87 degrees 30 minutes East 173 feet; thence South 61 degrees 30 minutes West 227 feet to the point of beginning, containing 4 acres, more or less.

BEING the same property conveyed to Andrew Burkitt, Sr. and Ruth June Burkitt, husband and wife from Andrew J. Burkitt, Sr., by Deed dated December 9, 1972, in Book 4979, Page 847, in the Register's Office for Davidson County, Tennessee.
Andrew Burkitt, Sr. having since died on December 12, 1989, vesting sole ownership in Ruth Tune Burkitt as surviving tenant by the entirety.
The said Ruth Tune Burkitt having since died Intestate on January 13, 2003 and pursuant to Affidavit of Heirship recorded as Instrument # 20081029-0108117, leaving said property to A.J. Burkitt, Jr. as her only Heir at Law. The said A.J. Burkitt, Jr. having since died Testate on July 15, 2008 and pursuant to his Last Will and Testament dated May 19, 1995 and probated as Case No. 08P1441 in the Seventh Circuit Court of Davidson County, Tennessee named Martha Ann Tune Lynn as Executrix. The said Last Will and Testament did not empower Martha Ann Tune Lynn the transfer of suject property. See Affadavit of Heirship recorded as Instrument # 20081029-0108118, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 13240 and 13250 Old Hickory Blvd., Antioch, TN 37013.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 my/our hand(s) this 20th day of October, 2008.

MARTHA ANN LYNN, HEIR AND EXECUTRIX
OF ANDREW BURKITT, JR.

By: Martha Ann Lynn, Heir — October 20, 2008
Martha Ann Lynn, Heir — Date

By: Martha Ann Lynn Executrix — October 20, 2008
Martha Ann Tune Lynn, Executrix

Province
~~STATE~~ OF Alberta

~~COUNTY~~ Country OF Canada }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Martha Ann Lynn, Heir of Andrew Burkitt, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of October, 2008.

JoDedul
JOANNE DEDUL
Commissioner For Oaths
In And For The Province Of Alberta
My Commission Expires June 9/2010

My Commission Expires: June 9/2010.
Notary Public

Province
~~STATE~~ OF Alberta

~~COUNTY~~ Country OF Canada }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Martha Ann Tune Lynn, Executrix for The Estate of Andrew Burkitt, Jr., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of October, 2008.

JoDedul
JOANNE DEDUL
Commissioner For Oaths
In And For The Province Of Alberta
My Commission Expires June 9, 2010

My Commission Expires: June 9/2010.
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066