STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 11/05/08 14:02 2 pgs
Fees:13.00 Taxes:141.34
20081105-0110194

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,200.00.

x _____
Affiant

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

_____
Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-6445D

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)	New Owner (NAME)	183-00-0 150.00
205 Battle Avenue (STREET ADDRESS	2273 Skinner Road (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nolensville TN 37135 (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 The Estate 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 part of a tract of land located in Davidson County, Tennessee, described in a boundary survey for Lucien H. Burkitt and A.J. Burkitt, prepared by Kevin Tucker and Associates, dated June 26, 1987, and more particularly described as follows:

Beginning at an iron pin set in Old Hickory Blvd. in the area where Battle Road joins Old Hickory Blvd.; thence South 86 deg. 46 min. 23 sec. East 306.81 feet to a point to an iron pin; thence South 41 deg. 12 min. 47 sec. East 408.05 feet to an existing iron pin; thence North 82 deg. 42 min., 41 sec. West 228.98 feet to an iron pin at the corner of a building identified on the Kevin Tucker and Associates survey as a tool shed; thence from that point North 76 deg. 25 min. 12 sec. West 381.37 feet to an iron pin in the apparent right of way of Battle Road; thence North 6 deg. 17 min. 15 sec. East 206.88 feet to the point of the beginning; containing 2.57 acres of land, more or less.

BEING the same property conveyed to A.J. Burkitt from Lucien H. Burkett, by Quit Claim Deed dated July 9, 1987, in Book 7295, Page 99, in the Register's Office for Davidson County, Tennessee.
The said A.J. Burkitt having since died Intestate n December 12, 1989 and pursuant to Affidavit of Heirship recorded as Instrument # 20081029-0108116, leaving said property to Ruth Tune Burkitt and A.J. Burkitt, Jr. as his only Heirs at Law. The said Ruth Tune Burkitt having since died Intestate on January 13, 2003 and pursuant to Affadavit 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 subject property. See Affidavit 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 205 Battle Avenue, 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 THE ESTATE OF ANDREW BURKITT, JR.

By: Martha Ann Lynn Heir
Martha Ann Lynn, Heir

October 20, 2008
Date

By: Martha Ann Tune Lynn
Martha Ann Tune Lynn

October 20, 2008
Date

~~STATE~~ Province 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 The Estate 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. Jo Dedul

My Commission Expires: June 9/2010

Notary Public

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

~~STATE~~ Province 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. Jo Dedul

My Commission Expires: June 9/2010

Notary Public

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

PREPARED BY AND RETURN TO:

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