Davidson County DEEDWARR
Recvd: 11/05/08 14:03 3 pgs
Fees:18.00 Taxes:208.68
20081105-0110195

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,400.00.

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. G8-6446D

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
	SAME	
Paul Tune and Sara Tune, husband and wife (NAME)	(NAME)	183-00-0 073.00
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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

BEING the same property conveyed to A.J. Burkitt, Sr. and wife, Ruth Tune Burkitt by deed of record in Book 5057, page 148, Register's Office for Davidson County, Tennessee.
The said A.J. 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 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 UNimproved property, known as 13240 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 — DATE

M.P. P.D. ~~STATE~~ Prov. OF Alberta

COUNTY 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.

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

M.P. P.D. ~~STATE~~ Province OF Alberta

COUNTY 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.

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

Parcel 1:

Land in the 5th Civil District of Davidson County, Tennessee, bound generally on the east by the west line of Tract No. 4 on the survey of a portion of the Burkitt property by A & A Engineers, Inc., dated May 18, 1976, and not of record, on the south by the center line of Old Hickory Boulevard, on the west by A. J. Burkitt, and on the north by Tract No. 3 in said survey and being more fully described as follows:

Commencing at a point in the center line of Old Hickory Boulevard, A.J. Burkitt's southeast corner, thence with A.J. Burkitt's east line, North 7 deg. 26 min. 30 sec. East 450 feet to a point, A. J. Burkitt's northeast corner; thence with the south line of Tract No. 3 in said survey, South 74 deg. 20 min. 28 sec. East 14.66 feet to the northwest corner of Tract No. 4 in said survey; thence with the west line of Tract No. 4 in said survey, South 1 deg. 16 min. 32 sec. West, passing the southwest corner of Tract No. 4 in said survey at 432.31 feet, a total distance of 450.0 feet to the center line of Old Hickory Boulevard; thence with the center line of Old Hickory Boulevard North 89 deg. 47 min. 51 sec. West 62.69 feet to A.J. Burkitts' southeast corner, the point of beginning.

Parcel 2:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 4 on the survey of a portion of the Burkitt property by A & A Engineer's Inc,., dated May 18, 1976, and not of record, more fully described according to such survey as follows:

Tract No. 4 is bound generally on the north by Tract No. 3 as shown on said survey, on the west by A.J. Burkitt's new east line (the east line of Parcel 1 described above) and on the south and east by Old Hickory Boulevard.

Commencing at an iron pin in the west margin of Old Hickory Boulevard, H.L. Paul's southeast corner; thence with the west margin of Old Hickory Boulevard South 3 deg 34 min. 52 sec. East 650 feet to an iron pin, the point of beginning; thence with the south line of Tract No. 3 in said survey, North 85 deg. 2 min. 11 sec. West 713.33 feet to A.J. Burkitt's new northeast corner; thence with A.J. Burkitt's new east line South 1 deg. 16 min. 32 sec. West 432.31 feet to a point in the north margin of Old Hickory Boulevard; thence east, northeast and north with the north and west margins of Old Hickory Boulevard with the following calls: South 89 deg. 58 min. 49 sec. East 460.14 feet; North 89 deg. 54 min. 56 sec. East 61.10 feet; North 71 deg. 50 min. 21 sec. East 76.04 feet; North 61 deg. 1 min. 29 sec. East 59.55 feet; North 46 deg. 31 min. 32 sec. East 76.49 feet; North 23 deg. 13 min. 21 sec. East 71.95 feet; North 2 deg. 30 min. 30 sec. East 58.04 feet; North 4 deg. 44 min. 35 sec. West 141.86 feet to an iron pin, the point of beginning together with any reversionary rights as adjoining property owner upon the abandonment of Old Hickory Boulevard as a public road, containing by said survey 6.41 acres, more or less.