Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd. Bldg. E, Suite 501
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/22/08 09:38 3 pgs
Fees:18.00 Taxes:351.50
20081222-0121725

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Lisa K.A. Creasy NEW OWNER 03215001800
1437 Campbell Rd.
Goodlettsville, TN 37072

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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 HEREBY ACKNOWLEDGED, WE

Jennifer Baker and Paul E. Burton, III, as heirs at law of the Estate of Paul E. Burton, Jr., deceased

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa K.A. Creasy and, David C. Allen, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot Number 133, lying on the northwest extremity of Dalemere Court, on the Plan of Dalemere Subdivision, Section 6, of record in Plat Book 3700, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.
BEGINNING at an iron pin at the end of the westerly margin of Dalemere Court at the common corner of Lots Nos. 133 and 134; thence North 82 deg. 2' West 289.55 feet to an iron pin and continuing through said iron pin in the same direction another 40 feet to the property line of Dr. T.W. Dailey and wife; thence North 53 deg. 47' 30" East 281.83 feet to a concrete monument; thence South 87 deg. East 75 feet to an iron pin; thence South 6 deg. 51' East 168.80 feet to an iron pin in the northerly margin of Dalemere Court; thence with the northwest extremity of Dalemere Court 50 feet to the point of beginning. Being the same property conveyed to Paul E. Burton, Jr. and wife, Eddie Jane Burton by Deed of record in Book 4610, Page 628, and thence conveyed to Paul E. Burton, Jr. by Quitclaim Deed of record in Book 7229, Page 3776, Register's Office for Davidson County, Tennessee.

Paul E. Burton, Jr., unmarried, having since died intestate on September 16, 2008, in Davidson County, Tennessee.

On October 17, 2008 Jennifer Baker was appointed as Administrator of the Estate of Paul E. Burton, Jr., in the Circuit Court Clerk of Davidson County, Tennessee, File No. 08P1643.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 4108 Dalemere Court Nashville TN 37207.

TO HAVE AND TO HOLD the said tract of 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. Wherever 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 OUR HANDS THIS 18TH DAY OF DECEMBER 2008.

Jennifer Baker, Administrator

Jennifer Baker

Paul E. Burton, III

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, JENNIFER BAKER AND PAUL E. BURTON, III, AS HEIRS AT LAW OF THE ESTATE OF PAUL E. BURTON, JR., DECEASED WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 18TH DAY OF DECEMBER 2008.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, JENNIFER BAKER, IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF PAUL E. BURTON, JR., DECEASED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE ADMINISTRATOR OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 18TH DAY OF DECEMBER 2008.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER 2008.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11