WARRANTY DEED	STATE OF Tennessee COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,850.00 Affiant Subscribed and sworn to before me, this 30th DAY OF January, 2009. Notary Public MY COMMISSION EXPIRES: 12-06-2011 (AFFIX SEAL)
B-FS-09-816	

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy Burney	Regions Bank d/b/a Regions Mortgage (NAME)	
816 Oak Leaf Drive	2050 Parkway Office Circle (ADDRESS)	
(ADDRESS)		
Old Hickory, TN 37138	Birmingham AL 35244	076-01-051.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LEE TYLER GAW, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTY BURNEY, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF OAK CREEK SUBDIVISION, AS OF RECORD IN PLAT BOOK 5200, PAGE 96, SAID REGISTER'S OFFICE.

SAID LOT NO. 49 FRONTS 90 FEET ON THE NORTHERLY SIDE OF OAK LEAF DRIVE AND EXTEND BACK 142.27 FEET ON THE EASTERLY LINE AND 144.06 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 99.88 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LEE TYLER GAW, AN UNMARRIED MAN BY DEED FROM FROYLAN MERAZ (A/K/A FROYLAN HERAZ) AND WIFE, JEANETTE SANTIAGO MORALES (A/K/A JEANETTE SANTIAGO, JANET S. MORALES AND JANET MORALES) OF RECORD IN INSTRUMENT 200501050001695 ON 12/30/2004 AND FILED FOR RECORD ON 01/05/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

LEE TYLER GAW IS NOW MARRIED. HIS WIFE, JAMIE GAW, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN AND TO SAID PROPERTY.

unimproved ( )

This is improved (X) property, known as 816 Oak Leaf Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 02/06/09 10:52 2 pgs
Fees:13.00 Taxes:465.65
20090206-0010481

Witness my/our hand(s) this 30th day of January, 2009.

Lee Tyler Gaw

Jamie Gaw

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Tyler Gaw and Jamie Gaw, the within named bargainor, 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 the 30th day of January, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

NOTARY PUBLIC AT LARGE
FRANCES RUDY
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903