This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090395

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

Send Tax Bills To:
Mortgage Investors Group
8320 E. Walker Springs Lane, #200
Knoxville, TN 37923

BILL GARRETT, Davidson County
Trans: T20090042849 DEEDWARR
Recvd: 06/26/09 11:08 2 pgs
Fees: 13.00 Taxes: 514.30
20090626-0059556

New Owner is:
Sebastiana Serraglio
320 Leopole Road
Nashville, TN 37211

MAP: 148-05-0

PARCEL: 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Terry A Burton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sebastiana Serraglio, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Hillbrook Subdivision, Section 3, as of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 81 fronts 73.5 feet on the east side of Leopole Road as measured around a slight curve and extends back 173.1 feet on the south line and 192.9 feet on the north line, to a broken line in the rear on which it measures 116.7 feet.

Being the same property conveyed to Terry A. Burton by Warranty Deed from David C. Guth and wife, Carol B. Guth, dated 2/22/88 and recorded 2/23/88 in Book 7475, page 63, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **320 Leopole Road, Nashville, TN 37211**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of June, 2009.

GRANTOR(S):

Terry A Burton

TERRY A BURTON

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **TERRY A BURTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness ~~my hand and seal on this the~~ this the 24th day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 92609

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$139,000.00**.

AFFIANT

SWORN TO ~~and subscribed before me this the~~ 24th day of June, 2009.

NOTARY PUBLIC

My commission expires: 9-26-09

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009