File Box 8

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $524,900.00

Affiant

Subscribed and Sworn to before me, this 12th day of August, 2009.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires May 2, 2011

BILL GARRETT, Davidson County
Trans: T20090055604 DEEDWARR
Recvd: 08/14/09 10:15 2 pgs
Fees: 13.00 Taxes: 1942.13

20090814-0076497

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Eric B. Yanez 107 Gilman Avenue Nashville, TN 37205	First National Bank of Chester County 3940 Hempland Rd Mountville, PA 17554	12908010400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **George A. Burke, Jr. and wife Lea L. Burke,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Eric B. Yanez and wife Janet D. Yanez**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29, of Block "G" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record at Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts 99.86 feet on the southerly side of Gilman Avenue and runs back 200 feet on the easterly line and 199.87 feet on the westerly line, to a dead line, measuring 115.14 feet thereon.

Being the same property conveyed to George A. Burke, Jr. and wife Lea L. Burke by deed from Margaret A. Sidwell of record in Instrument No. 20031120-0169462, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, Pages 71 & 72, said Register's Office.

This is (x) improved ( ) unimproved property known as 107 Gilman Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 our hands this 12th day of August, 2009.

George A. Burke Jr. by Saml F Anderson Attorney in fact
George A. Burke, Jr.

Lea L. Burke by Saml F Anderson Attorney in fact
Lea L. Burke

George A. Burke, Jr. and Lea L. Burke by Samuel F. Anderson, Attorney in Fact, by Power of Attorney of record in Instrument No. Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On August 12, 2009, before me personally appeared Samuel F. Anderson to me known to be the person who executed the foregoing instrument in behalf of George A. Burke, Jr. and Lea L. Burke and acknowledged that he executed same as the free act and deed of said George A. Burke, Jr. and Lea L. Burke for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of August, 2009.

My Commission Expires:
3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
Notary Public