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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 10/27/09 09:57 3 pgs
Fees:18.00 Taxes:1221.00
20091027-0098871

W & I Ref:(DM) Title No: 50215
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven P. Timmons Susan Timmons 4007 Auburn Lane Nashville, Tennessee 37215	**SunTrust Mortgage** **401 Commerce St., Ste 6100** **Nashville, TN 37219**

TAX MAP-PARCEL NUMBERS: 11612007800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger L. Burgess and spouse, Donah J Burgess**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven P. Timmons and spouse, Susan Timmons** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot NO. 40 of Block "D" on the Map of Book 1130, page 13, Register's Office for said County.

Said Lot No. 40 of Block "D", which is a corner lot, fronts 116.9 feet on the broken southerly margin of Auburn Lane and fronts 131 feet on the broken easterly margin of Woodmont Lane, said frontages being joined by a curve having a length of 36.9 feet, and extends back 161.8 feet on the easterly line and 108.4 feet on the southerly line to a point of intersection.

Being the same property conveyed to Roger L. Burgess and wife, Donah J. Burgess by warranty deed from Scott Matthew Williams and wife, Mariola Drygas-Williams, dated March 13, 2003 and recorded on March 19, 2003 of record in Doc. No. 20030319-0036582, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 13, said Register's Office, which Plan shows a 35 foot minimum building setback line from Auburn Lane and Woodmont Lane and a 10 foot easement for public utility purposes along the southerly line of said lot.

This is improved property, known as: 4007 Auburn Lane, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2009.

Roger L. Burgess

Donah J Burgess

State of TENNESSEE
County of DAVIDSON

On this 23rd day of October, 2009 , before me the undersigned authority, personally appeared Roger L. Burgess and Donah J Burgess , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissio Expires May 2 2011

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Sworn and subscribed before me this the 23rd day of October, 2009

My Commission Expires: 9.17.2011

Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

