WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

ET-09-1513

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Burgett	U.S. Bank, N.A.	
533 Bluewater Drive (ADDRESS)	4801 Frederica Street (NAME)	136-14-0142.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (ADDRESS) (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, we MARK D. NELSON, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC BURGETT, A SINGLE MAN, 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. 90 on the Revised Plan of Castlegate, Section 2-A of record in Plat Book 5200, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark D. Nelson by deed from REO Properties Corporation, a corporation organized and existing under the laws of the United States of record as Instrument No. 20071102-0129491, in the Register's Office for Davidson County, Tennessee, dated July 13, 2007; and also Being the same property conveyed to REO Properties Corporation, a corporation organized and existing under the laws of the United States by Substitute Trustee's Deed from Shapiro & Kirsch, substitute trustee, of record as Instrument No. 20070131-0012691, in the Register's Office for Davidson County, Tennessee, dated January 16, 2007; and also Being the same property conveyed to Franklin McFadden and wife, Lavergne McFadden by deed from Kenneth L. Sounders, Jr., of record as Instrument No. 20051216-0151168, in the Register's Office for Davidson County, Tennessee, dated December 2, 2005.

Subject to any and all restrictions and easements of record if any; including those listed in Plat Book 5200, Page 10; Book 4649, Page 295; Register's Office for said County.

Susan Diane Nelson, spouse of Mark D. Nelson, joins in this conveyance to waive any rights she may have in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 533 Bluewater Drive, Nashville, Tennessee 37217
(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.

BILL GARRETT, Davidson County
Trans: T20090075259 DEEDWARR
Recvd: 11/04/09 10:12 2 pgs
Fees:13.00 Taxes:545.75
20091104-0101870

Witness my/our hand(s) this 2nd day of November, 2009.

Mark D. Nelson

Mark D. Nelson

Susan Diane Nelson

Susan Diane Nelson

STATE OF Tennessee
COUNTY OF Wilson

On this the 2nd day of November, 2009, before me personally appeared Mark D. Nelson, a married man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of November, 2009.

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Notary Public

My Commission Expires: 6-30-10

STATE OF Tennessee
COUNTY OF Wilson

On this the 2nd day of November, 2009, before me personally appeared Susan Diane Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of November, 2009.

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Notary Public

My Commission Expires: 6-30-10

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520