WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/09 16:04 3 pgs
Fees:18.00 Taxes:116.55
20091118-0106301

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $31,500.00

Jennifer C. Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11/13/09

Maxine J Rucker
Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent Burnside and Jenifer Burnside	Kent Burnside and Jenifer Burnside	MAP-PAR. 147030B05300CO
(NAME) 370 Wallace Road, Unite E-16	(NAME) 217 Pebble Glen Dr	
(ADDRESS) Nashville, TN, 37211	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Phyllis Matthews and Mary Collins,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kent Burnside and Jenifer Burnside,** 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:

Land in Davidson County, Tennessee, being Unit No. E-16 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to NARCISSUS RIDLEY, A WIDOW AND PHYLLIS MATTHEWS, MARRIED, by deed from MICHAEL ALAN GAUBY AND WIFE, DEBRA A. GAUBY, of record in Book 10239, Page 244, dated October 10, 1996, said Register's Office. Narcissus Ridley having since died.

See Exhibit "A"

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

Prepared by:
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

Exhibit "A"

AFFIDAVIT OF HEIRSHIP
NARCISSUS RIDLEY

State of Tennessee
County of Williamson

NOW COMES **Sandra O. Jones,** having been first duly sworn and on his/her/their oath deposes and states that he/she/they are of lawful age and based upon personal knowledge further depose and state:

1. That Affiant resides at the following address:
   1008 S. Douglas Ave.
   Nashville, TN 37204

2. That Affiant personally knew **NARCISSUS RIDLEY** deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: **Long Time Friend**

3. That Decedent died on **February 27, 2007**, and was at the time a resident of Davidson County, Tennessee.

4. That Decedent left a will which bequeath all property to her children, namely,
   N/A

5. That at the time of his/her death Decedent was an widow;

6. That the following persons are ALL of the children born to or adopted by Decedent during his lifetime.
   Phyllis Matthews and **Mary Collins**

7. That the following persons constitute all of the heirs-at-Law of Decedent at her date of death:

   Phyllis Matthews and **Mary Collins**

8. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Name & Address	Relationship
Phyllis Matthews	**Daughter**
Mary Collins	**Daughter**

9. That no other person or entity has any right or interest in the property located at **370 Wallace Road, Unite E-16, Nashville, TN 37211** other than: **Phyllis Matthews and Mary Collins**

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class E. Felony.

Further affiant sayeth not.

Sandra O. Jones
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within name Affiant **Sandra O. Jones,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiants own knowledge.

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

Douglas J. Staggs
Notary Public

DOUGLAS J. STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/24/2010

Executed this day, 11/13/09

Phyllis Matthews

State of **TENNESSEE**
County of **Williamson**

Sworn To, Subscribed and Acknowledged before me on **11/13/09** by **Phyllis Matthews** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

My Commission Expires: MAR 1 0 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Executed this 11/03/09

Phyllis Matthews, Attorney-in-Fact for Mary Collins, Per Power of Attorney, Recorded Simultaneously herewith

STATE of Tennessee
COUNTY of Williamson

Before me personally appeared **Phyllis Matthews** to me known to be the person who executed the foregoing instrument on behalf of **Mary Collins**, as **Attorney in Fact** and who acknowledged that she executed the same as the free act and deed of the **said Mary Collins.**

Witness my hand and Official Seal this **day 11/13/09.**

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 1 0 2012

Please return to
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.
Notary's Seal (if on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE