Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $234,990.00

Affiant

Subscribed and sworn to before me, this 24th day of November, 2009.

Notary Public
My commission expires: My Commission Expires November 22, 2010

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090081431 DEEDWARR
Recvd: 12/02/09 13:42 2 pgs
Fees:13.00 Taxes:869.46
20091202-0110317

Address of New Owner:	Send Tax Bills to:	Tax Information
William Heath Maddox	Pinnacle National Bank	173-9-A-560.00CO
1323 Concord Mill Road	211 Commerce Street, Suite 300	
Nashville, TN 37211	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Burke and wife, Lola Burke,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William Heath Maddox, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 347, on the Plan of Lenox Village, Phase Five, Resubdivision of Lots 347 through 350, of record as Instrument No. 20060207-0015347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Brian L. Burke and wife, Lola Burke by deed from Regent Homes, LLC, a Tennessee limited liability company of record as Instrument No. 20070111-0004857, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1323 Concord Mill Road, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 24th day of November, 2009.

Brian Burke

Lola Burke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Burke and Lola Burke,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 24th day of November, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009081341

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010