When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
Box 32

**THIS DOCUMENT PREPARED BY **
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
File No. 10-2723

BILL GARRETT, Davidson County
Trans:T20100029362 DEEDWARR
Recvd: 05/17/10 09:59 2 pgs
Fees:13.00 Taxes:462.50
20100517-0037628

Property Address: 316 Jacksonian Drive
Hermitage, TN 37076

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James D. Roberts and wife, Carolyn C. Roberts**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Richard John Burman, an unmarried man,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County Tennessee being all of Lot No. 8, on the Plan of Hermitage Hills, Section 1, and filed of record in Plat Book 2900, Pages 48 and 49, in the Register's office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James D. Roberts and wife, Carolyn C. Roberts by Warranty Deed dated September 23, 1960, from Clarence E. Elrod and wife, Elaine C. Elrod, and filed of record in Book 3132, Page 261, Register's Office for Davidson County, Tennessee.

This is improved property also known as 316 Jacksonian Drive, Hermitage, TN 37076.

This property is subject to: Restrictive Covenants filed of record in Book 2992, Page 53; any and all matters on plan of record in Plat Book 2900, Pages 48 and 49; all in the Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 12th day of May, 2009.

James D. Roberts {Seal}

Carolyn C. Roberts {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 12th day of May, 2010, before me the undersigned officer, personally appeared James D. Roberts and Carolyn C. Roberts, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN VOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $125,000.00.

Michelle Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF May 2010.

Notary Public

MY COMMISSION EXPIRES: 7-20-2011

(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF PERRY

SEND TAX STATEMENTS TO:

Fifth Third Mortgage Company

P.O. Box 630170

Cincinnati, Ohio 45263

ADDRESS OF NEW OWNER:

Richard John Burman

316 Jacksonian Drive

Hermitage, TN. 37076

Map & Parcel: 075-13-0-127.00