WARRANTY DEED

ET-10-1810

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 04-17-11

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

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
Mary E. Murphy	Pinnacle Lending	
413 Old Oak Way	(NAME) 1811 Preston Rd Ste 900	086-04-A 61.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas TX 75252	
(CITY) (STATE) (ZIP)	(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 TIMOTHY W. BURGESS AND WIFE, CANDY N. BURGESS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY E. MURPHY, UNMARRIED, 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 46, OAKCREST, PHASE 2A, as shown on plat of record in Plat Book 6900, Page 881, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy W. Burgess and wife, Candy N. Burgess by Warranty Deed from Jeffrey S. Wiseheart and wife, Nancy M. Wiseheart, recorded on the 9th day of August 2001, in Instrument No. 20010809-0085818, in the Register's Office of Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions recorded in Book 7308, Page 874 and Book 8277, Page 830; and to Charter of Homeowners Association recorded in Book 7589, Page 20, ALL in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )

This is improved (X) property, known as 413 Old Oak Way, Hermitage, Tennessee 37076

(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.

Witness my/our hand(s) this 20th day of May, 2010.

Timothy W. Burgess

Candy N. Burgess

BILL GARRETT, Davidson County
Trans: T20100030969 DEEDWARR
Recvd: 05/24/10 10:17 2 pgs
Fees: 13.00 Taxes: 758.50
20100524-0039683

STATE OF Tennessee

COUNTY OF ~~Williamson~~ Wilson

On this the 20th day of May, 2010, before me personally appeared Timothy W. Burgess and Candy N. Burgess to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of May, 2010.

Notary Public

My Commission Expires: 04-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

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