Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100031348 DEEDWARR
Recvd: 05/25/10 10:52 2 pgs
Fees:13.00 Taxes:717.80

20100525-0040181

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $194,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2010.

Notary Public
My commission expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES:
COUNTY OF WILLIAMSON

02-0912-46793

Address of New Owner:	Send Tax Bills to:	Tax Information
Josh E. Burns 5121 Hilson Road Nashville TN 37211	WR STARKEY MORTGAGE, LLP 5055 W. PARK BLVD, STE 300 PLANO, TX 75093	161-07-0-007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie A. Haberer and husband, Kraig S. Haberer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Josh E. Burns, a single man, and Edward R. Burns & Amanda Burns, Husband and Wife, hereinafter called the Grantees, their successors 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 Lot No. 50, on the Plan of McMurray Woods, Section 2, of record in Book 3300, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arlene McCloud by deed from David V. White and wife, Jonna S. White, dated June 17, 2004, recorded June 21, 2004, of record in Instrument No. 20040621-0073037, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Bank of New York Mellon Trust Company, NA, fka The Bank of New New York Trust Company, NA, as Successor in interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR2 by Trustee's Deed from Matthew Smith, Co-Trustee, dated January 26, 2009, recorded February 12, 2009, of record in Instrument No. 20090212-0012176, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Julie A. Haberer and Kraig S. Haberer by Special Warranty Deed from The Bank of New York Mellon Trust Company, NA, fka The Bank of New New York Trust Company, NA, as Successor in interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR2, dated April 23,.2009, recorded May 19, 2009, of record in Instrument No. 20090519-0046124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5121 Hilson 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 21st day of May, 2010.

Julie A. Haberer

Kraig S. Haberer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie A. Haberer and Kraig S. Haberer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of May, 2010.

State of Tennessee at Large

My Commission expires 5-31-11

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN