DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$145,000.00**

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF May, 2010.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. & Martha A. Irick 923 Hermitage Ridge Hermitage, TN 37076	Magna Bank 1187 Old Hickory Blvd. Brentwood, TN 37027	Map 74.04 Parcel 81

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lindy M. Burns, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John W. Irick and Martha A. Irick, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 54 on the Plan of Hermitage Hills, Section Twelve, of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description.

Being the same property conveyed to Lindy M. Burns and husband, Anthony Scott Burns by Deed from Deanna J. Carroll, unmarried dated August 17, 2006 of record in Instrument Number 20060821-0102978, Register's Office for Davidson County, Tennessee. Property then conveyed to Lindy M. Burns by Quitclaim Deed from Anthony Scott Burns dated November 17, 2009 of record in Instrument Number 20091215-0114099, Register's Office for said County.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 4820, Page 611, amended in Book 4960, Page 506, amended in Book 4969, Page 667, Register's Office for Davidson County, Tennessee.

This is improvedproperty known as: **923 Hermitage Ridge, Hermitage, TN 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 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.

Witness My hand(s) this 27th day of May, 2010.

Lindy M. Burns

BILL GARRETT, Davidson County
Trans: T20100032823 DEEDWARR
Recvd: 06/01/10 13:56 2 pgs
Fees: 13.00 Taxes: 536.50

20100601-0041900

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lindy M. Burns, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076