THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***350,000.00

Affiant

Subscribed and sworn to before me this 23rd day of June, 2011.

Notary Public

My Commission Expires: 8-20-13

BILL GARRETT, Davidson County
Trans:T20110038216 DEEDWARR
Recvd: 06/27/11 11:16 2 pgs
Fees:13.00 Taxes:1295.00
20110627-0048917

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Dora C. Burkitt 4704 Nevada Avenue Nashville, Tennessee 37209	Bank of America, N.A. P. O. Box 650070 Dallas, TX 75265-0070	MAP 091-15-0 PARCEL 351.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($***350,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Wallace H. Dunbar, III, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Dora C. Burkitt, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 605, Block No. 27 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 102/and 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wallace H. Dunbar, III, unmarried, by Warranty Deed dated June 6, 2008, from Shari Kay Hunter, unmarried, of record as Instrument No. 20080609-0059416, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4704 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition to Nashville, Block No. 27, of record in Book 57, page 102 and 103, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 23rd day of June, 2011.

Wallace H. Dunbar, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 23rd day of June, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY