BILL GARRETT, Davidson County
Trans:T20120021080 DEEDWARR
Recvd: 03/23/12 09:03 2 pgs
Fees:13.00 Taxes:6115.94
20120323-0024714

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,652,957.78. AFFIANT Subscribed and sworn to before me, this 22nd day of March, 2012. NOTARY PUBLIC My commission expires: November 5, 2014 WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address New Owner As Follows: Howard A. Burris, III and Karen Y. Burris 904 Lynnwood Blvd. Nashville, TN 37205	Send Tax Bills To: Avenue Bank 111 10th Avenue South Suite 200 Nashville, TN 37203	Map-Parcel Number: 130-11-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, A Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HOWARD A. BURRIS, III AND WIFE, KAREN Y. BURRIS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 13 on the Plan of the Carter and King Lands, as of record in Book 57, page 99, Register's Office for said county, being Lot No. 20 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the corner of Lot Nos. 19 and 20, thence with said Boulevard, southwardly 100 feet to the corner of Lot Nos. 20 and 21; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, northwardly 100

feet to the corner of Lot Nos. 19 and 20; thence with line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to HR Properties of Tennessee by deed from Wolfgang R. Gander and wife, Evalyn T. Gander of record as Instrument No. 20101004-0079367, Register's Office for Davidson County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 99, Register's Office for Davidson County, Tennessee.

This is improved property known as: 904 Lynnwood Blvd. Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of March, 2012.

HR PROPERTIES OF TENNESSEE,
A Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12 day of March, 2012.

_____
Notary Public

My Commission Expires:
_____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

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