51 A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
The Customs House, Suite 403
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
Philip Todd Burkett and wife
Dody Burkett
1416 Greenwood Avenue
Nashville, TN 37206

MORTGAGEE:
NONE

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 02/14/01 15:57 2pgs
Fees:11.00 Taxes:203.50
20010214-0014396

MAP AND PARCEL:
MAP 083-01
GROUP
PARCEL 305.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Pauline Forkum, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Philip Todd Burkett and wife, Dody Burkett**, 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. 3 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.
>
> Said Lot No. 3 fronts 51.15 feet on the northerly side of Greenwood Avenue and runs back 187 feet on the easterly line and 183.9 feet on the westerly line to an alley, measuring 50 feet, more or less thereon.
>
> BEING the same property conveyed to Pauline Forkum, (a widow) by deed from Ida Louise Stroud and husband, William L. Stroud, as of record in Book 4275, page 852, Register's Office for Davidson County, Tennessee.

This is improved property known as 1305 East Greenwood Avenue, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip Todd Burkett and wife, Dody Burkett, their heirs and assigns, forever; and I, Pauline Forkum, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of February, 2001.

Pauline Forkum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Pauline Forkum, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of February, 2001.

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Thomas W. Lawless
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

AFFIANT

Subscribed and sworn to before me
this 5th day of February, 2001.

Thomas W. Lawless
NOTARY PUBLIC

My Commission Expires: _____