Realty
48A

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Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 05/04/01 13:01 2pgs
Fees:11.00 Taxes:780.70
20010504-0046280

# Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William H. Burt, Jr. and wife, Tara T. Burt** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Kurt A. Boyd and wife, Lesli W. Boyd** it's successors and assigns, forever, that certain parcel of real estates located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Three LWB KAB WB

*Land in Davidson County, Tennessee, being Lot No. 169, Traceside, Section ~~Five~~, according to the plan of record in Book 9700, page ~~269~~ 47 Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.*

*Being the same property conveyed to William H. Burt, Jr. and wife, Tara T. Burt from Centex Homes, a Nevada General Partnership, and 2728 Holding Corporation, a Nevada Corporation by Warranty Deed dated May 22, 1997 and recorded May 27, 1997 in Book 10466, page 539, Register's Office for Davidson County, Tennessee.* And also by Corrective Warranty Deed being recorded simultaneously herewith.

*This conveyance is subject to easements and/or setback lines of record in Book 9700, page ~~269~~ 47, restrictions of record in Book 9435, page 493, Book 9677, page 675, Register's Office for Davidson County, Tennessee.*

LWB KAB WB

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 1 day of May 2001.

**William H. Burt**

**Tara T. Burt**

NANCY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 8-18-2002
DAVIDSON COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Wilson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **William H. Burt and wife, Tara T. Burt** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 1 day of May 2001.

Notary Public
My Commission expires:

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $211,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of May 2001.

Notary Public

My Commission expires: 5/30/2004

Map and Parcel Numbers: 155/16/0A/89.00CO

**Address of New Owner:**
6113 Deerbrook Drive
Nashville, TN 37221

**Send Tax Bills To:**
~~Same~~
1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257
6-010138