02

Realty
484

Davidson County DEEDWARR
Recvd: 06/14/01 09:20 3pgs
Fees:15.00 Taxes:384.80
20010614-0062702

Seller: Boyd
Order No.: L-12305

File No.:4024063

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILL TO:

Parrielee Kirk Burns	Wells Fargo Home Mortgage
(Name)	(Name)
192 Lakebrink Drive	4456 Corporation Lane, Suite 100
(Street Address or Route Number)	(Street Address)
Nashville Tennessee 37214	Virginia Beach, VA 23462
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Susan M. Boyd and Husband W. G. Boyd, Jr. (hereinafter referred to as Grantor, whether one or more) by Parrielee Kirk Burns (hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TAX PARCEL NO.: 96-16A-102CO

Unimproved ( )
This is improved (x) property, known as 192 Lakebrink Drive
(House Number) (Street) (P.O. Address)

Nashville
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Prepared in the office of: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Boyd
Order No.: L-12305

File No.:4024063

Witness our hand this 20 day of May, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Susan M Boyd
Susan M. Boyd --Grantor

W. G. Boyd, Jr. --Grantor

STATE OF TN

COUNTY OF Hamilton

Personally appeared before me, Mary C. Holme, a Notary Public in and for said County and State, Susan M. Boyd, the within named bargainor, with whom I am personally acquainted (or proven 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 at Chatt., TN, this 20th day of May, 2001.

My Commission Expires: 02-23-2002

Mary C. Holmes
Notary Public

STATE OF TN

COUNTY OF Hamilton

Personally appeared before me, Mary C. Holmes, a Notary Public in and for said County and State, W. G. Boyd, Jr., the within named bargainor, with whom I am personally acquainted (or proven 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 and official seal at Chatt, TN, this 20th day of May, 2001.

My Commission Expires: 02-23-2002

Mary C. Holmes
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $104,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Susan M Boyd
Susan M. Boyd --Grantor

W. G. Boyd, Jr. --Grantor

STATE OF TN

COUNTY OF Hamilton

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 20th day of May, 2001.

(Affix Seal)

My Commission Expires: 02-23-2001

Mary C. Holmes
Notary Public

Seller: Boyd
Order No.: L-12305

File No.:4024063

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Larchwood, Phase Two, Section Four, of record in Book 8250, page 968 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Susan M. Boyd, a married person, by deed from Fischer & Ford Group, LLC of record in Book 11668, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.