Box 1

**Prepared by and after Recording Return To:**
**Title Enterprise Service Company LLC**
**109 Westpark Drive, Suite 100**
**Brentwood, TN 37027**
6020205

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Derdzinski and wife, Robin Derdzinski** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Keith Burden and wife, Debbie Burden** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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

The undersigned covenant 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 21 day of August, 2002.

**John J. Derdzinski**

**Robin Derdzinski**

Davidson County DEEDWARR
Recvd: 08/27/02 11:13 3pgs
Fees:18.00 Taxes:543.53
20020827-0103446

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **John J. Derdzinski and wife, Robin Derdzinski** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged 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 21 day of August, 2002

Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $146,900 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melody Wilson
Affiant

Subscribed and sworn to before me this 21 day of August, 2002.

Holly Leigh Grant
Notary Public

My Commission Expires: 5.22.04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

MAP AND PARCEL NUMBERS: 150-03-0-373.00

**ADDRESS NEW OWNER:**
3441 Shakertown Road
Antoich, TN 37013

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 427, on the Plan of Section Nine, "The Country" of record in Plat Book 6900, page 285-286, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John J. Derdzinski, unmarried by Warranty Deed from Todd M. Almond and wife, Jill L. Almond, dated 9-27-99 and recorded 10-11-99, in Book 11697, page 466, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 6594, page 639, Book 6264, page 656, Book 6175, page 205, Book 5366, page 547, Book 5404, page 770, Book 5281, page 813 and Book 5111, page 606, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.