WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2003.

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/07/03 10:48 3pgs
Fees:18.00 Taxes:325.60
20030707-0092925

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey T. Burkert	First HOrizon HOme Loan Corporation D/B/A First Tennessee Home Loans	83-09-461.00
(NAME) 111 Lindsley Park Dr.	(NAME) 4000 Horizon Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary D. Ellis, William H. Dorris and Dudley Burris Dorris , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geoffrey T. Burkert and William Curtis both married , 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 the northerly 58.3 feet front of the south 108.3 feet of the west part of Lot No. 10 on the map of Lindsley Park Addition, as shown by plat of record in Plat Book 547, page 76, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. LEGAL CONTINUED ON EXHIBIT "A"

Being the same property conveyed Lloyd R. Dorris and wife, Marna M. Dorris by warranty deed from M.D. Ellis and wife, Ethel Ellis of record in Book 1261, page 587, Register's Office for Davidson County, Tennessee. The said Lloyd R. Dorris having since died leaving Marna M. Dorris the surviving tenant by the entirety. Further conveyed to Mary D. Ellis, William H. Dorris and Dudley Burris Dorris by Quitclaim deed from Marna M. Dorris of record in Instrument No. 200206200074558, Register's Office for said County. The said Marna M. Dorris having since died extinguishing her life estate.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 111 Lindsley Park Dr., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of June, 2003.

Dudley Burris Dorris

Mary D. Ellis

William H. Dorris

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary D. Ellis, William H. Dorris and Dudley Burris Dorris the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 16th day of June, 2003.

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2305711

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

File No.: 15874

EXHIBIT A

Being the northerly 58.3 feet front of the South 108.3 feet of the west part of Lot No. 10 on the map of Lindsley Park Addition, as of record in Book 547, Page 76, Register's Office for Davidson County, Tennessee, and described according to a survey made by Blanchard and Parrish, Surveyors, August 6, 1937, as follows:

Beginning at a point in the east margin of Lindsley Park Drive, formerly Helen Avenue, 150 feet north of the northeast corner of Lindsley Park Drive and Holly Street; thence, northwestwardly with a curve and with the easterly margin of Lindsley Park Drive 58.3 feet to a point; thence, east 178.4 feet to a point in the west line of a 25-foot strip of ground conveyed to Mrs. Julia A. Cunningham by deed from J. R. Melton, Trustee, et al, of record in Book 772, Page 368, Register's Office for Davidson County, Tennessee, said point also being 80 feet south of the most northeasterly corner of Lot No. 10; thence, south with Mrs. Julia A. Cunningham's west line 66.5 feet to a point; thence, westwardly 167.3 feet to the point of beginning.

Being the same property conveyed to the Grantor(s) by deed of even date of record in Instrument Number _____, or Book _____, Page _____, Register's Office for Davidson, Tennessee.