WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/03 07:38 2pgs
Fees:13.00 Taxes:448.81
20030730-0107016

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires July 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Burnett	New South Federal Savings Bank	33-11-69
(NAME)	(NAME)	
108 Oaklynn Drive	210 Automation Way	11D32115
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35210	
(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, Perry Keenan, Jr. and wife, Misty A. Keenan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian K. Burnett, a single man, 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. 224 on the Plan of Primrose Acres Subdivision, Section 3, of record in Plat Book 2900, at page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Perry Keenan, Jr. by deed from T. Kyle Eubank and wife, Jennifer L. Eubank of record in Book 11556, page 440, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3029, page 246, said Register's Office.

Misty A. Keenan herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 108 Oaklynn Drive, Madison, TN 37115

(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 hand this 24th day of July, 2003.

Perry Keenan Jr.

Misty A. Keenan

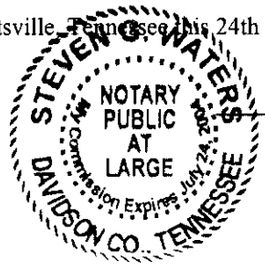
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry Keenan, Jr., and wife, Misty A. Keenan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Goodlettsville, Tennessee this 24th day of July, 2003.

Commission expires:



Notary Public