24-1-032

**Register Return to:**
**Land Title South, Inc.**
**501 Corporate Centre Dr.**
**Suite 360**
**Franklin, TN 37067**

Davidson County DEEDWARR
Recvd: 02/25/04 10:14 2pgs
Fees:13.00 Taxes:629.00
20040225-0021270

**PREPARED BY:**
**Land Title South, Inc.**
**501 Corporate Centre Drive, Suite 360**
**Franklin, TN 37067**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **20th** day of **February, 2004** by and between **Diamond Properties, Inc.** , herein after referred to as GRANTOR, and **M. Terry Burkhalter and wife, Peggy Burkhalter** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

**Being Lot Number 4 on the Map of Mrs. Hannah Tune's Subdivision of Lot Number 99 in the Waverly Land Company's Plan of Lots as of record in Book 547, page 182, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at the northeasterly corner of 9th Avenue, South, formerly Kirkman Avenue, and a alley; running thence northerly with the easterly side of 9th Avenue, South, 76.0 feet to the southwest corner of Lot number 3 in said Subdivision; thence easterly with the line between Lot Numbers 3 & 4, 172.5 feet to said alley; thence southwesterly with the northwesterly margin of said alley; 182.5 feet to the beginning.**

**This Conveyance is subject to all easements, restrictions and other matters shown on Plan of record in Book 547, page 182, said Register's office.**

**Being the same property conveyed unto Diamond Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Kendall Moore, unmarried, dated October 23, 2003, of record in Instrument Number 20031030-0159706, Register's Office for Davidson County, Tennessee.**
**Previously being the same property conveyed unto Kendall Moore, unmarried by Warranty Deed from Robert D. Sneed, Sr., married, dated June 30, 2003, of record in Instrument Number 20030703-0092742, Register's Office for Davidson County, Tennessee.**

**Previously being the same property conveyed unto Robert D. Sneed, Sr. by Warranty Deed from James Thomas Parks and wife, Juanita Parks, dated April 19, 1984, of record in Book 6277, page 526, Register's Office for Davidson County, Tennessee.**

**This is improved/unimproved property known as: 2206 9th Avenue South, Nashville, TN 37201**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kendall Moore

**Kendall Moore**
Signature of Seller

**CORPORATE**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, Carrie E. Hughes, a Notary Public of said State and County aforesaid, personally appeared Kendall Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Diamond Properties, Inc., the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in , this the **20th** day of **February, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires:_____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
**M. Terry Burkhalter and Peggy Burkhalter**
**2413 Valley Brook Road, Nashville, TN 37215**

Send Tax Statements to:
**Same**
**2413 Valley Brook Road,**

**map and parcel--105.13-0-403.00**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$170,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **February, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

RETURN TO:

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501 Corporate Centre Drive, Suite 360
Franklin, TN 37067