Davidson County DEEDWARR
Recvd: 03/08/04 10:34 2pgs
Fees:13.00 Taxes:410.70
20040308-0026049

Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 304
Nashville TN 37217
Ph: 615-986-7951 Fax: 615-884-2885
e-mail: express_services@bellsouth.net

Address of new owner:

Calvin Burden
Angela Burden
3842 Hutson Avenue
Nashville TN 37216

Responsible for tax payment:

Same

Tax Map-Parcel Numbers: 61-10-237

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **William H Dorris and Robert B Huffine**, hereinafter named the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Calvin Burden and wife, Angela Burden**, hereinafter, called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Final Plat for the Resubdivision of Lots 235 on the Map of Maplewood Heights Second Subdivision, of record in Instrument No. 20020624-0075605, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WILLIAM H DORRIS AND ROBERT B HUFFINE, by deed of record as Instrument No. 20010717-0075914

This improved (XXX)
unimproved ( )property known as:

3842 Hutson Avenue Nashville TN 37216

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 23rd day of JAN, 2004

William H Dorris

Robert B Huffine

INDIVIDUAL ACKNOWLEDGMENTS:

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE}
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM H DORRIS AND ROBERT B HUFFINE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 23 day of Jan, 2003.

My Commission expires:

_____ Notary Public

STATE OF TENNESSEE)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ and who acknowledged that she executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, 2004.

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $111000.00

Deana Jenkins
Affiant

Sworn and subscribed before me this the 23 day of Jan 2003.

_____
Notary Public

TERASINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004