WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 9-24-05

(AFFIX SEAL)

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES SEPTEMBER 24, 2005

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda F. Burns	Guaranty Trust Company	81-14-138
(NAME)	(NAME)	
2307 Hammond Drive	640 Broadmor Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Murfreesboro, TN 37129	
(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, Kasey Kelchner and wife, Melinda Kelchner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda F. Burns, unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Revised Plan of Fisk Park, of record in Plat Book 2331, Page 114, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at a point in the easterly margin of 24th Avenue north at the corner of Lot Numbers 61 and 62; thence with the line between said lots easterly 75 feet to the corner of Lot Number 60, thence with the line between Lot Numbers 60 and 61, northerly 90.7 feet to the south margin of Hammond Drive; thence with the margin of the same westerly 55 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.4 feet to the east margin of 24th Avenue north; thence with the margin of the same southerly 70 feet to the point of beginning.

Being the same property conveyed to Kasey Kelchner and Melinda Kelchner, husband and wife, by deed of record in Instrument No. 20040308-0026103, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2307 Hammond Drive, Nashville, TN 37208

(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.

Davidson County DEEDWARR
Recvd: 04/19/04 09:40 2pgs
Fees:13.00 Taxes:259.00

20040419-0043549

Witness our hands this 5th day of April, 2004.

Kasey Kelchner

Melinda Kelchner

STATE OF TENNESSEE

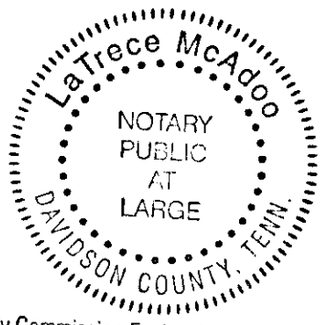
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kasey Kelchner and Melinda Kelchner 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2004.

Commission expires: May 28, 2006

Notary Public



My Commission Expires MAY 28, 2006

RETURN TO: 1596
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214