WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-30-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/19/04 14:22 2pgs
Fees:13.00 Taxes:582.75
20041019-0125689

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Todd Burkett	Mortgage Lenders of America	072-07-100.00
(NAME)	(NAME)	
1275 Kenmore Place	8400 West 110th Street, Suite 130	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Overland Park, KS 66210	
(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, **Clyde Forrester**, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Todd Burkett** and wife **Virginie P. Burkett,** 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:

Tract 1:
Being Lot No. 101 on the map of Kenmore Place, of record in Book 332, Pages 32 and 33, Registers office for said County.

Said Lot No. 101 fronts 155 feet on the north side of Warner Avenue and runs back between lines, 494.8 feet on the West line and 496 feet on the east line, to a dead line, on which it measures 155 feet.

Being the same property conveyed to Clyde L. Forester and wife, Gladys Forrester by Deed from Clayton S. Forrester and wife, Frances Forrester, and Joe W. Forrester and wife, Edna Forrester, and Howard W. Forrester and wife, Wilene Forrester dated February 20, 1974 and recorded February 21, 1974 in Book 4790, Page 220, Register's Office for Davidson County, Tennessee.

Tract 2:

Being 105 feet of Lots 11 and 12 in Block "B" on the Map of R.M. Dudley's Subdivision as of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 150 feet of the easterly side of Kenmore Place and runs back between parallel lines 105 feet to a dead line.

Being the same property conveyed to C.L. Forrester and wife, Gladys Forrester by deed from Mamie L. Dickerson, a widow, of record in Book 2496, Page 527, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. Any and all matters as shown on the plan of record in Book 332, pages 32 and 33, Register's Office for said County.
2. Agreement for dedication of easement for sanitary sewers and/or storm drainage in Book 4085, Page 651, Register's Office for said county.
3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4896, Page 73, Register's Office for said county.
4. Agreement for dedication of easement for sanitary sewers and or storm drainage in Book 6740, Page 988, Register's office for said County.
5. Subject to water main interest and rights as stated in deed of record in Book 4790, Page 220, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1275 Kenmore Place, Nashville, TN

(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 15th day of October, 2004.

X Clyde Forrester

Clyde Forrester

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDON

On this 15th day of October, 2004, before me personally appeared Clyde Forrester, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2004.

Commission expires: 9-22-07

Angie Valentini

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN