File No. 20050395

This instrument was prepared by **R. Mitchell Ross** of the law firm of Rudolph, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

~~Lorri L. Hines~~ FRANKLIN AMERICAN Mortgage
501 Corporate Centre Dr, Ste 400
Franklin, TN 37067

OWNER AND PROPERTY ADDRESS:

Lorri L. Hines
411 Old Towne Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/18/05 14:37 2 pg:
Fees:13.00 Taxes:703.00

20050418-0042932

STACEY LEIGH BURNEY , AN UNMARRIED WOMAN

TO: CASH WARRANTY DEED

LORRI L. HINES

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **Stacey Leigh Burney, an unmarried woman**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **Lorri L. Hines, Grantee** and in this deed called the **"Grantee"**, + an unmarried woman in fee simple absolute, **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Unit 76 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 20001030109137, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> This being real estate conveyed to **Grantor** by deed of record in Instrument #20010910-0098262, Page, in the Register's Office for Davidson, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 160-16-0-C-07.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, in fee simple absolute, **Grantee's** heirs and assigns forever.

Subject to a Declaration of covenants and restrictions of record in Instrument #20001214-0123057, amended in Instrument #2001019-0005975 and Instrument #20010328-0029845, Register's Office for Davidson County, Tennessee. Subject to By-Laws of Instrument #20001214-0123058, Register's Office for Davidson County, Tennessee. Subject to Plan of record in Instrument #20011103-0109137, Register's Office for Davidson County, Tennessee. Subject to an easement to State of Tennessee of record in Book 7902, Page 3289, Register's Office for Davidson County, Tennessee. Subject to an Agreement for Dedication of easement water mains and appurtenances to the Metropolitan Government of Nashville of record in Book 8371, Page, Register's Office for Montgomery County, Tennessee. Subject to storm water Detention Agreement of record in Book 11115, Page 286, Register's Office for Davidson County, Tennessee. **GRANTOR COVENANTS** that **Grantor** is lawfully seized and

possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 11th day of April, 2005.

GRANTOR:

Stacey Leigh Burney

Stacey Leigh Burney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Stacey Leigh Burney,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 04/11/2005.

Deborah K. Devine
NOTARY PUBLIC

SEAL — Deborah K. Devine, State of Tennessee, Notary Public, Davidson County

My Commission Expires: 11/22/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$190,000.00.**

SWORN AND SUBSCRIBED TO before me on this the 11 day of April, 2005.

AFFIANT

Deborah K. Devine
NOTARY PUBLIC

SEAL — Deborah K. Devine, State of Tennessee, Notary Public, Davidson County

Commission expires: 11/22/08

rmr/hines/deed

* Return to:
Advantage Title
109 Kenner Ave
Nashville, TN 37205
#11645