Davidson County DEEDWARR
Recvd: 06/13/05 10:35 2 pgs
Fees:13.00 Taxes:332.63

20050613-0067116

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,900.00

return to: Jack Case Wilson Title Assoc.
7100 Executive Center Dr., #150
Brentwood, TN 37027
B-41580

Affiant

Subscribed and sworn to before me, this 27th day of May, 2005.

Notary Public
My commission expires: 4/16/06

NOTARY PUBLIC AT LARGE ★ JACK CASE WILSON ★ WILLIAMSON COUNTY, TENNESSEE

03-0505-32787

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathy Burkly 1402 Jakes Avenue Nashville, TN 37216	Countrywide Home Loans, Inc. P.O.Box 10212 Van Nuys, CA 91410-0212	72-03-0-243

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/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, Lera Ann Arnold Douglas, heir at law of Frances B. Arnold, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathy Burkly, hereinafter called the Grantees, their successors 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. 7, on the Plan of Revised Subdivision of Lots Nos. 3 and 4 of the East Nashville Golf Club Property, of record in Plat Book 547, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard C. Arnold and wife, Frances B. Arnold by deed from Charles A. Gentry and wife, Katharine N. Gentry, of record in Book 3343, Page 269, Register's Office for Davidson County, Tennessee. Howard C. Arnold having since died. Frances B. Arnold subsequently died, intestate, leaving Lera Ann Arnold Douglas as her sole heir at law. Affidavit of Heirship of record in Instrument No. 20050520-0057075, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1402 Jakes 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of May, 2005.

Lera Ann Arnold Douglas, heir at law
of Frances B. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lera Ann Arnold Douglas, heir at law of Frances B. Arnold, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 27th day of May, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

