This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050308

**Elite Title Company**
**109 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**

**Send Tax Bills To:**
New Century Mortgage Corp.
P.O. Box 54285
Irvine, CA 92619-4285

Davidson County DEEDWARR
Recvd: 06/20/05 10:52 3 pgs
Fees:18.00 Taxes:355.20
20050620-0070167

**New Owner is:** Sam T. Burnett
802 Cleve St.
Old Hickory, TN 37138

MAP: 44-15
PARCEL: 161.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Antoinette E. Rains unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sam T. Burnett** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

~~XXXXXXX~~

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson county, Tennessee, being Lot No. 247 on the Plan of Village of Old Hickory , Section "A", of record in Book 1428, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 247 fronts 53 feet on the westerly margin of Cleves Street and extends back 88.1 feet on the northerly line, and 88 feet on the southerly line to a line in rear measuring 53 feet thereon.

Being the same property conveyed to Antoinette E. Rains, unmarried by Warranty Deed from Ronald G. Rains and wife, Jane G. Rains, dated August 29, 1997 , recorded September 5, 1997, in Book 10599, page 13 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.



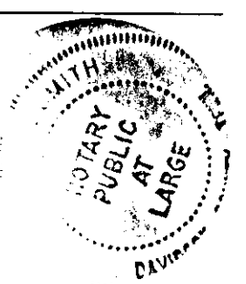
The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10 day of June, 2005.

GRANTOR:

Antoinette E Rains

**Antoinette E. Rains**




**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Antoinette E. Rains unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of June, 2005.

Lauren Smith
Notary Public

My Commission Expires: July 22, 2005

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Affiant

**SWORN TO** and subscribed before me this 13 day of June, 2005

NOTARY PUBLIC

My commission expires:

July 23, 2007

MARY M. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.