WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 09:14 2 pgs
Fees:13.00 Taxes:391.83
20050623-0071975

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Patricia Ethridge
Address 1809 Marsden Ave.
City/State/Zip Nashville, TN 37216

SEND TAX BILLS TO:
Name PATRICIA E thridge
Address 1809 MARSDEN AVE
City/State/Zip NASHVILLE, TN 37216

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Victor Burden, An Unmarried Man and Camille Jones, An Unmarried Woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Patricia Ethridge, unmarried, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Victor Burden and Camille Jones, both unmarried, by Warranty Deed dated March 29, 1996, from Charlene Davenport, widow, of record in Book 9999, Page 215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 72 Group 12 Parcel 157

This is improved property known as: 1809 Marsden Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **10th** day of **June, 2005.**

Victor Burden

Camille Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **the undersigned,** a Notary Public in and for said County and State, **Victor Burden and Camille Jones** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **10th** day of **June, 2005.**

Commission expires

C. M. GONTHIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$105,900.00**

Affiant Victor Brvoden

Subscribed and sworn to before me, this the 10th day of June,2005.

My commission expires:

C.M. Corriveau
Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009