WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/05 14:43 2 pgs
Fees:13.00 Taxes:488.03
20050728-0088506

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$131,900.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 25th DAY OF JULY, **2005.**

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
JEFF HORVATH	**same**	**162-5/314**
PO Box 653		
Lebanon TN 37088		

FOR AND IN 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,

WILLIAM E. BURKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

JEFF HORVATH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land located in Davidson Coutny, Tennessee, to-wit:

Land in Davidson County, tennessee, Being Lot No 83 on the Plan of Hickory Veiw Subdivision, Section 3 (three) of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Burks by Quitclaim Deed form Patricia Ann Burks dated 01/22/99 and filed for record 01/22/99 in Book 11308, Page 441, Register's Office for Davidson County, Tennessee. See also Quit Claim Deed in Book 11281, Page 853, and Warranty Deed in Book 9576, Page 490.

Subject to restrictions of record in Plat Book 6893, page 570, said Register's Office.

Subject to all matters of record in the Plan of Record in Plat Book 6250, page 960, said Register's Office.

Subject to easement of record in Book 7416, Page 237, and Page 301, said Register's Office.

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

This ( )Unimproved
(X) Improved property is known as: **533 ASHLAWN DRIVE**
NASHVILLE, TN 37211

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 not 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 ever 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 6th day of **JULY, 2005**

WILLIAM E. BURKS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **WILLIAM E. BURKS,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, **Tennessee.**

This 6th day of **JULY, 2005.**

Notary Public

My Commission Expires: 3/17/07

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN