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Davidson County DEEDWARR
Recvd: 08/23/05 14:57 2 pgs
Fees:13.00 Taxes:658.23

20050823-0100501

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $177,900.00

Affiant

Subscribed and sworn to before me this 3 day of August, 2005

Notary Public

My Commission expires: 4-22-07 (Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Harold Burke	SunTrust Mortgage	126-15-B-193.00CO
8265 Boone Trace	201 Fourth Ave./7th Floor	
Nashville, TN 37221	,Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nathanael J. Hanson and wife, Leslie M. Hanson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harold Burke and Bonnie Bloss, both unmarried people, joint tenants with rights of survivorship** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the plan of Section Two, Lexington Point Subdivision, of record in Instrument Number 20010515-0049954, corrected in Instrument Number 20011214-0138239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nathanael J. Hanson and wife, Leslie M. Hanson, by deed from Beazer Homes Corp., DBA Phillips Builders, on February 15, 2002, of record in Instrument Number 20020222-0023183, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,342.08 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 126-15-B-193.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010515-0049954, and corrected in Instrument Number 20011214-0138239, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20001018-0103445, and Instrument Number 20010522-0052909; and Instrument Number 20020214-0019754, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8265 Boone Trace, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 3, 2005.

Nathanael J. Hanson

Nathanael J. Hanson

Leslie M. Hanson

Leslie M. Hanson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nathanael J. Hanson and wife, Leslie M. Hanson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY