Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 12:43 2 pgs
Fees:13.00 Taxes:480.63
20050922-0113867

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$129,900.00.**

Lee Roy Burks
Affiant

Subscribed and sworn to before me this 16 day of September

Notary Public
My Commission expires
Affix Seal

ANDREW H. MAGNEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Lee Roy Burks	SAME	083-08-0-143.00
517 Rosebank Avenue		
Nashville, TN 37206		

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, **Barry Andrew Srofe and wife, Kimberly Rue Srofe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lee Roy Burks and Gerald Burks, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Rosewood Heights, Section One, of record in Plat Book 2133, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot NO. 23 fronts 72.8 feet on the southerly side of Rosebank Avenue and extends back 130.0 feet on the easterly line and 175.0 feet on the westerly line to a dead line in the rear on which it measures 73.0 feet.

Being the same property conveyed to Barry Andrew Srofe and wife, Kimberly Rue Srofe, by deed from John T. Hunt, unmarried, on January 16, 1998, of record in Book 10761, page 309, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-08-0-143.00.
- Subject to all matters as shown on the Plan of record in Book 2133, page 38, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2144, page 97; and Book 3827, page 545, Register's Office for Davidson County, Tennessee.
- Memorandum of Agreement of record in Instrument Number 20050715-0082660, Register's Office for Davidson County, Tennessee.

This is improved property known as: **517 Rosebank Avenue, Nashville, TN 37206**

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 September 16, 2005.

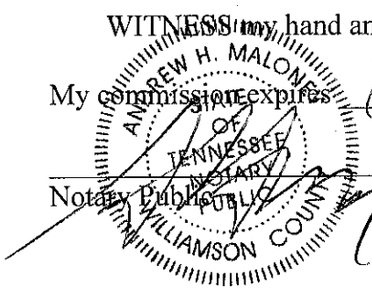
Barry A. Srofe
Barry A. Srofe

K. Srofe
Kim Srofe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barry Andrew Srofe and wife, Kimberly Rue Srofe** 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 September 16, 2005



My commission expires 8/20/06

Notary Public