THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
F & M Bank
322 Main Street
Clarksville, TN 37040

MAP PARCEL NUMBERS 26-6-A-3.00

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/21/05 09:52 2 pgs
Fees:13.00 Taxes:610.13

20051121-0140157

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of November , **2005**, by and between **Michael H Fleet Jr.**, unmarried, party of the first part, and **Douglas M Burch**, unmarried , party of the second part,

WITNESSETH: That for and in consideration of **$164,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Goodlettsville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Windsor Green, Phase 1, of record in Book 8250, Page 995, said Registers Office.

Being the same property conveyed to Michael H. Fleet, Jr. unmarried by Deed from Dial properties, LLC at Instrument No. 20001103-0109344, dated 10/27/00, and recorded 11/3/00, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters of plat of record, in Book 8250, Page 995; any and all zoning regulations, setback lines, restrictions, easements, right of ways, charter, by laws, master deed, etc., all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

This improved property is also known as 206 Wyndom Court, Goodlettsville, TN 37082 37072

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Michael H. Fleet Jr. by Nazarene J. Frazier his attorney-in-fact

Michael H Fleet Jr.

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nazarene Frazier, with whom I am personally acquainted, or proven to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Michael H. Fleet, Jr., under a power of attorney as recorded in Instrument No. 20051121-0140156, and is authorized by Michael H. Fleet, Jr. execute this instrument on behalf of Michael H. Fleet, Jr. .

WITNESS my hand and Notarial Seal at office this 15th day of November, 2005.

My commission expires 1-27-07

Notary Public

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$164,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of November 2005

My commission expires 5/24/2008

Notary Public

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
206 Wyndom Ct.
Goodlettsville, TN 37072

Name and address of New Owner

_____

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