File #20050197

Davidson County DEEDWARR
Recvd: 01/05/06 11:24 3 pgs
Fees:18.00 Taxes:370.00

20060105-0001549

BARBARA T. HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2005.

Notary Public

MY COMMISSION EXPIRES My Commission Expires October 10, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sami N. Lewis	Sami N. Lewis	MAP 81-12
(NAME) 1705 Jenkins Street	(NAME) 1705 Jenkins Street	PARCEL 54
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Sammy L. Burnett and wife, Brenda G. Burnett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sami N. Lewis, married** , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: A certain tract or parcel of land in Davidson County, Tennessee, being parts of Lots Nos. 26, 27, 28 and 29 in W. S. Settle's Subdivision of Lots Nos. 249 and 277 in the North Nashville Real Estate Company's plan of Lots, as of record in Book 57, page 71, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Hamburg Street, at a point 109 feet, 9 inches, northerly from the northerly margin of Garfield, formerly Foster Street; running thence northerly with the easterly margin of Hamburg Street, 70 feet to McLeans Southwest corner; thence easterly with McLeans south line, 113 feet, more or less, to the westerly margin of Jenkins Street; thence southerly with the westerly margin of said street, 70 feet; thence westerly 89 feet, more or less, to the beginning.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 30 and parts of Lots Nos. 29 and 28 in W. S. Settle's Subdivision of Lots Nos. 249 and 277 in the North Nashville Real Estate Company's plan of lots, a plan of which subdivision is of record in Book No. 57, page 71, of the Register's Office of Davidson County, Tennessee. Said Lot No. 30 and parts of Lots Nos. 29 and 28 are described as follows:

Beginning at the northeast corner of Garfield and Hamburg Streets, being the southwest corner of said Lot No. 30, running thence with the easterly margin of Hamburg Street northerly 109.9 feet to a point, 1 foot south of the northerly margin of said Lot No. 29; thence easterly 89 feet, more or less, to a point in the westerly margin of Jenkins Street, said point being 18.4 feet south of Lot No. 27 on said plan; thence along the westerly margin of Jenkins Street southerly 133.3 feet to the northerly margin of Garfield Street; thence with the northerly margin of said Garfield Street westerly 47.3 feet to the beginning.

INCLUDED, BUT EXCLUDED FROM THE PROPERTY ABOVE DESCRIBED, is that certain parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Mrs. Ora Smith, of record in Book 4268, page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sammy L. Burnett and wife, Brenda G. Burnett by deed dated 4-3-85 from Robert W. Parkhurst and Edd R. Turner, tenants in common of record in Book 6526, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following any and all matters of public record, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as. **1705 Jenkins Street, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever 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 our hands this 31st day of October, 2005.

Brenda G. Burnett

Brenda G. Burnett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ~~Sammy L. Burnett, and~~ Brenda G. Burnett, who ~~is~~ is known to me or proved to me on the basis of satisfactory evidence and who acknowledged that ~~they~~ she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 31st day of October, 2005.

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

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 18th day of November, 2005.

Sammy L. Burnett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Sammy L. Burnett ~~and Brenda K. Burnett~~, who ~~are~~ is known to me or proved to me on the basis of satisfactory evidence and who acknowledged that ~~they~~ he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 18th day of November, 2005.

Notary Public

My Commission Expires May 24, 2009

My Commission expires:_____

(SEAL)

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027