03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2005.

Notary Public
My commission expires:

03-0512-33265

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth E. Legett 233 Myhr Green Nashville TN 37221	New Owner	142-07-0-C107.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frances Chavannes Burnett, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth E. Legett, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of Ashley Green, of record in Book 6900, Page 978 and as shown in the Master Deed of record in Book of record in Book 7184, Page 44, corrected in Book 7467, Page 279, including without limitation, the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frances Chavannes Burnett, an unmarried person, by deed from Jack A. Royster and wife, Marie W. Royster, of record in Instrument No. 20040331-0035835, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 233 Myhr Green, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/06/06 14:42 2 pgs
Fees:13.00 Taxes:529.00

20060106-0002451

WITNESS my hand this 19th day of December, 2005.

Frances Chavannes Burnett

Frances Chavannes Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frances Chavannes Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged dhr executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of December, 2005.

Karen McCalla

Notary Public
State of Tennessee at Large

My Commission expires 6-19-07

