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40-A

This Instrument Prepared By:
**Thomas I. Bottorff**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
Margaret Lokey
363 Summit Ridge Circle
Nashville, Tennessee 37215

**SEND TAX BILL TO:**
Owner

**MORTGAGEE:**
Taylor, Bean & Whitaker Mtg Corp.
1417 North Magnolia Ave., Mailstop S
Ocala, FL 34475-9078

| | |
|---|---|
| MAP | **131-5** |
| GROUP | **B** |
| PARCEL | **363** |

Davidson County DEEDWARR
Recvd: 02/16/06 15:26 2 pgs
Fees:13.00 Taxes:425.50

20060216-0019070

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rita G. Burgner, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Margaret Lokey, unmarried,** hereinafter called the "GRANTEE", her heirs 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. 363 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium Development, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Donald E. Burgner and wife, Rita G. Burgner, by deed from Teola H. Lewis, unmarried of record in Instrument #20040521-0059853, Register's Office for Davidson County, Tennessee; further being conveyed to Rita G. Burgner by Quitclaim Deed from Donald E. Burgner and wife, Rita G. Burgner of record in Instrument No. 20051213-0149447, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **363 Summit Ridge Circle, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*Donald E. Burgner, spouse of Rita G. Burgner, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **16th** day of **February, 2006.**

Rita G. Burgner by Michele E Burgner Atty in Fact

**Rita G. Burgner, by Michelle Burgner,* as attorney-in-fact,** pursuant to Power of Attorney of record in Inst. No. 20060216-0019068, RODCT.

Donald E. Burgner by Michele E Burgner Atty in Fact

**Donald E. Burgner, By Michelle Burgner,* as attorney-in-fact,** pursuant to Power of Atty of record in **

*The said Michelle Burgner and Michele E. Burgner are one and the same person, and the said Michelle Burgner and Michele Burgner are one and the same person.

**Inst No. 20060216-0019069, RODCT.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michelle Burgner,** a/k/a Michele E. Burgner and Michele Burgner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the attorney in fact for **Rita G. Burgner and Donald E. Burgner,** the bargainors, and that as said attorney in fact she executed the within Warranty Deed for the purposes therein contained by signing the names of **Rita G. Burgner and Donald E. Burgner** as their free act and deed..

WITNESS my hand and official seal this 16th day of February, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of February, 2006.

NOTARY PUBLIC

My Commission Expires:

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 24, 2009