26631

WARRANTY DEED 8843

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,900.00**

James Marshall Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: ~~September 22~~ November 24, 2007.

(AFFIX SEAL)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Davidson County DEEDWARR
Recvd: 05/02/06 13:37 2 pgs
Fees:13.00 Taxes:295.63
20060502-0050449

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Marshall Burns	**Mortgage Investors Group**	**133-01-0 227.00**
(NAME)	(NAME)	
532 Raymond Street	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Knoxville, TN 37909**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Randy Laymance,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Marshall Burns, unmarried**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **283** on the Plan of **Sunrise Heights**, Second addition of record in Plat Book **421**, Page **46**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 283 fronts 50 feet on the northerly side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to **Randy Laymance, unmarried** by deed of record in Book 9993, Page 712, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **532 Raymond Street, Nashville, TN 37211**

(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 **my/our hand(s)** this **28th day of April, 2006**.

Randy Laymance

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Randy Laymance the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of April, 2006.

Commission expires: ~~9/22/07~~ 11/24/07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN