WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/06 13:23 2 pgs
Fees:13.00 Taxes:185.00
20060512-0056109



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: June 14, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Burdeshaw DDS	owner	08601007800
(NAME)	(NAME)	
107 Bonnabrook Drive		
(ADDRESS)	(ADDRESS)	MST FILE No. 2006-0370
Hermitage, TN 37076		
(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, M. Roger Hunley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Burdeshaw DDS, 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 the 4th Civil District of Davidson County, Tennessee, Being Lot No. 1 of James P. Cella Lands, Section 1, not of record.

Beginning at an iron pin in the southwesterly side of Bonnabrook Drive Northwest corner of the Tenneco Oil Company property; thence with said drive North 55 degrees 28' West 50 feet to an iron pin; thence South 33 degrees 15' West 164.51 feet to an iron pin; thence South 55 degrees 24' East 50 feet to an iron pin; the Southwest corner of the Tenneco Oil Company property; thence with said Tenneco's Northwesterly line North 33 degrees 15' East 164.57 feet to the beginning, containing 0.19 acres more or less.

Being the same property conveyed to M. Roger Hunley and wife, Rena J. Hunley by warranty deed K & K Properties, Inc. of record in Book 8231, page 285, Register's Office of Davidson County, Tennessee. The said Rena J. Hunley is since deceased on 9-6-94 and said property vested to M. Roger Hunley by operation of law as the surviving tenant by the entireties.

Subject to all matters appearing of public record and 2006 Taxes, which Grantee hereby assumes

unimproved ☒
This is improved ☐ property, known as 105 Bonnabrook Drive, Hermitage, TN 37076
(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 hand this 11th day of May, 2006.

M. Roger Hunley

M. Roger Hunley

State of Tennessee
County of Williamson

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

Witness my hand and official seal at office, on this the 11th day of May, 2006.

(SEAL)

Notary Public

My Commission Expires: 6-14-08

