Davidson County DEEDWARR
Recvd: 06/02/06 13:15 2 pgs
Fees:13.00 Taxes:571.28

20060602-0065237

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

G-VRE-06-1247

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,400.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2906
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM OSHEA	WILLIAM OSHEA	
1247A Kenmore Place (ADDRESS)	1247A Kenmore Place (NAME) (ADDRESS)	72-7-91.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CYNTHIA D. DALTON-BURNS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM OSHEA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 93 ON THE PLAN OF KENMORE PLACE WHICH IS OF RECORD IN BOOK 332, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEING THE WESTERLY 50 FEET OF THE SOUTHERLY 200 FEET OF LOT NO. 93, SAID PART OF LOT 93 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WARNER AVENUE (NOW KENMORE PLACE) AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE IN THE REAR MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY W. DALTON AND WIFE, CYNTHIA D. DALTON BY WARRANTY DEED FROM ROBERT E. SCHRAMM, RECORDED ON THE 25TH DAY OF FEBRUARY, 1988 IN DEED BOOK 7476, PAGE 717, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JEFFERY W. DALTON HAVING SINCE DIED, LEAVING CYNTHIA D. DALTON AS SURVIVING TENANT BY THE ENTIRETY.

CYNTHIA D. DALTON IS NOW MARRIED AND KNOWN AS CYNTHIA D. DALTON-BURNS. MELVIN THOMAS BURNS, JR. JOINS IN THE CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 332, page 32 and Book 4218, page 477 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1247A Kenmore Place, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2006.

Cynthia D. Dalton-Burns

Cynthia D. Dalton-Burns

Melvin Thomas Burns Jr.

Melvin Thomas Burns, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia D. Dalton-Burns and Melvin Thomas Burns, Jr., 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2006.

Rita B. Mitchell

Notary Public

My Commission Expires: 6-17-09

(SEAL)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903