RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

~~RECORD & RETURN TO:~~
~~FILE BOX 36, Davidson County~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/06 13:25 3 pgs
Fees:18.00 Taxes:998.63

20060619-0072849

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,900.00.

D. P. Clossy
Affiant

Subscribed and sworn to me on May 26, 2006.

Carol A. Clawson
NOTARY PUBLIC

My Commission Expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21652SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Wiley Lewis & Marie Anderson 8347 St. Danasus Drive Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-09-A-273

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Catherine Burkitt and husband Russell Burkitt, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Wiley Lewis and wife, Marie Anderson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 206, on the Plan of Lenox Village, Phase E, of record in Instrument No. 20040109-0003952 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Catherine Burkitt by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20041206-0145302 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record as Instrument No. 20040109-0003952 in the Register's Office for Davidson County, Tennessee; and
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, in said Register's Office; and

4. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office; and
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and
6. Stormwater Detention Agreement of record in Book 7361, page 230, and as Instrument No. 20020408-0042676 in said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8347 St. Danasus Drive, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

Russell Burkitt, husband and Catherine Burkitt, is executing this Instrument in order to convey any and all marital interest he may have in the subject property.

WITNESS our hands on May 26, 2006.

Catherine Burkitt

Catherine Burkitt

Russell Burkitt

Russell Burkitt

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 26, 2006, before me personally appeared Catherine Burkitt to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 26, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 26, 2006, before me personally appeared Russell Burkitt to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 26, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE