Davidson County DEEDWARR
Recvd: 07/03/06 14:50 2 pgs
Fees:13.00 Taxes:554.63

20060703-0079434

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Kathy Lee
Affiant

Subscribed and sworn to before me, this 28th day of June, 2006.

Angela A. Ramsey
Notary Public
My commission expires: 5/22/2010

05-0605-62900

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Curtis E. Tanner	Franklin American Mortgage Co.	18-7-141
303 Mystic Hill Drive	501 Corporate Centre Drive, Suite 400	
Goodlettsville TN 37072	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony A. Bourk and wife, Emma Jean Bourk, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Curtis E. Tanner and wife, Cynthia M. Tanner, hereinafter called the Grantees, their successors 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. 53, on the Plan of Section Three, Charleston Square Subdivision, of record in Book 6250, Page 435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony A. Bourk and wife, Emma Jean Bourk by deed from David Christopher Merlin and Tressa L. Merlin, dated December 29, 1998, of record in Book 11278, Page 853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 303 Mystic Hill Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of June, 2006.

Anthony A. Bourk

Emma Jean Bourk

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony A. Bourk and Emma Jean Bourk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of June, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

