File No. 260801338

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/08/06 14:45 2 pgs
Fees:13.00 Taxes:414.40

20060908-0111623

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda M. Boyd	Litton Loan Servicing, LP	052080A20500CO
(NAME) 1305 San Carlos Trail	(NAME) P. O. Box 4387	
(ADDRESS) Madison, TN 37115	(ADDRESS) Houston, TX 77210-4387	
(CITY) (STATE) (ZIP)	(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, I, **Florita Burrus, unmarried, and Individually and Florita Burrus as the only Heir of Roy Young, Deceased**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda M. Boyd, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 44 on the Plan of Heron Walk Section 3 Phase 1 of record in Plat Book 9700, Page 551, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Roy Young, unmarried and Florita Burrus, unmarried, by deed dated 01/04/1999 from Allen Earps and wife, Betty F. Earps, of record in Book 11291, Page 344, Register's Office for Davidson County, Tennessee. The said Roy Young having since died, intestate, September 22, 2000 in Davidson County, Tennessee, survived by his only heir-at-law, Florita Burrus, as evidenced by Affidavits of Heirship recorded in Instrument No. 20060908-0111622, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1305 San Carlos Trail, Madison, TN 37115
(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), HER 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), HER 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 hands this 1 day of September, 2006.

Florita Burrus,
As the only Heir of Roy Young, Deceased

Florita Burrus, Individually

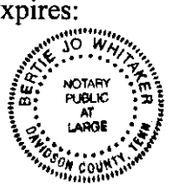
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named FLORITA BURRUS, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that SHE executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 1 day of September, 2006.

Commission expires:



NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

File Number: 260801338

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072