Davidson County DEEDWARR
Recvd: 11/08/06 10:46 2 pgs
Fees:13.00 Taxes:351.50

20061108-0138959

WARRANTY DEED

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Hope Kirkland
Affiant

Subscribed and sworn to before me this 24 day of October, 2006.

M. Eugene Hafner
Notary Public

11/25/2006
Commission Expires

NOTARY PUBLIC AT LARGE
M. EUGENE HAFNER
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2006

THIS INSTRUMENT WAS PREPARED BY and RETURN DEED TO:
Archer Land Title, 750 Old Hickory Blvd. Ste 175, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Hope Kirkland	Hope Kirkland	059-10-0-199.00
3866 Crouch Drive	3866 Crouch Drive	
Nashville, TN 37207	Nashville, TN 37207	

THIS INDENTURE WITNESSETH, that Annie Burns, married Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Hope Kirkland, a single person, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 683 on the plan of Section Five, Phase One Haynes Manor of record in Book 4460, Page 35, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Annie Burns, married, by Warranty Deed from James H. Cook, married, dated October 14, 2005 and recorded October 20, 2005, of record in Instrument No. 20051020-0126515 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record; all applicable government and zoning regulations.

This is improved property known as: 3866 Crouch Drive, Nashville, TN 37207

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tony Burns joins in this conveyance to relinquish any rights he may have in the subject property by virtue of his marriage to Annie Burns.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 24 day of OCTOBER, 2006.

Grantor: Annie Burns

Signature: Annie Burns

Grantor: Tony Burns

Signature: Tony Burns

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Annie Burns and Tony Burns with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 24 day of OCTOBER, 2006.

M. Eugene Hafner

Notary Public

Commission Expires: 11/25/2006

M. EUGENE HAFFNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2006