THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/26/07 14:41 2 pgs
Fees:13.00 Taxes:342.25
20070126-0011107

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map/Parcel:**
David J. Kells 906B Curdwood Blvd. Nashville, TN 37216	SunTrust Mtg. 201 Fourth Ave. N/7th FL Nashville, TN 37219	Map 61-10 Group Parcel 168.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brenda U. Burnette, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David J. Kells, an unmarried man**, hereinafter called the Grantees, 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 the westerly 50 feet of Lot No. 8 on the Map of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Maplewood Boulevard, now Curdwood Boulevard, and runs back between parallel lines 220 feet to a dead line.

BEING the same property conveyed to Millard Underwood and wife, Evie W. Underwood by deed from Cumberland Builders, Inc., filed of record in Book 3282, page 103, said Register's Office. The said Millard Underwood having predeceased Evie W. Underwood. Title now vested in Brenda U. Burnette pursuant to Affidavit of Heirship filed in Book 5596, page 203, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 906B Curdwood Boulevard, Nashville, TN 37216

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 we do covenant with said GRANTEES 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 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 22nd day of January, 2007.

Brenda U. Burnette

Brenda U. Burnette

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 22nd day of January, 2007, before me personally appeared Brenda U. Burnette, 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.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me this 22nd day of January, 2007.

Notary Public

My Commission Expires

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

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