Return To

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070183

Davidson County DEEDWARR
Recvd: 05/08/07 15:26 2 pgs
Fees:13.00 Taxes:555.00
20070508-0055399

Send Tax Bills To:
Elite Home Loans, Inc.
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

New Owner is:
Bach Thi Le
613 American Road
Nashville, TN 37209

MAP: 090-12-0

PARCEL: 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Clyde R. Burchett, unmarried** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bach Thi Le, unmarried, and Hao Van Le, and wife, Thu Thi Do**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **613 American Road, Nashville, TN 37209**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2-6, said Register's Office, described as follows:

Beginning at a point in the southwesterly margin of American Road, the common corner of Lots Nos. 46 & 47; thence southwesterly 83.9 feet to the margin of said subdivision; thence southeasterly with the margin of same, 150.1 feet to a point in the northwesterly margin of Annex Avenue; thence northeasterly with the margin of the same 57 feet to a concrete monument at the beginning of a curve; thence northwesterly around said curve 39.2 feet to a concrete monument in the southwesterly margin of said American Road; thence northwesterly with the margin of the same, 125.5 feet to the point of beginning.

Being the same property conveyed to Clyde R. Burchett and wife, Dorothy Lee Burchett from Pat Williams and Sheryl Diane Williams, both unmarried, by Deed dated October 15, 1981, filed for record on October 20, 1981, of record in Book 5808, Page 684, Register's Office for Davidson County. The said Dorothy Lee Burchett having since died on or about **January 2, 2007, leaving Clyde R. Burchett as surviving spouse.**

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CB

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of May, 2007.

GRANTOR(S):

Clyde R. Burchett

CLYDE R. BURCHETT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Clyde R. Burchett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 1st day of May, 2007.

NOTARY PUBLIC
My Commission Expires

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 1st day of May, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires: