2BW

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

ADDRESS NEW OWNER:
Alice Edith Burkhart
2749 Call Hill Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 09/26/07 10:09 2 pgs
Fees:13.00 Taxes:831.76

20070926-0114635

MAP	**172-12**
GROUP	**B**
PARCEL	**131.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brian D. Nelson and wife, Michele Rae Nelson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Alice Edith Burkhart, a married woman**, hereinafter called the GRANTEE, 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. 454 on the Plan of Bradford Hills Section Seven, a P.U.D., of record in Plat Book 7900, page 6, and in Plat Book 7900, pages 337 and 338, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Brian D. Nelson and wife, Michele Rae Nelson by deed from Jennifer S. Anneken Milliken and husband, Chad Milliken of record in Instrument No. 20050526-0059246, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2749 Call Hill Road, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the ~~14th~~ 21st day of **September, 2007.**

Brian D. Nelson by atty n fact Tish R Alexander
Brian D. Nelson

Michele R. Nelson by atty n fact Tish R. Alexander
Michele Rae Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

~~Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian D. Nelson and Michele Rae Nelson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.~~

~~WITNESS my hand and official seal this 14th day of September, 2007.~~

~~Robert M. Loffi~~
~~NOTARY PUBLIC~~

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $224,800.00.

Kristina Martinez
AFFIANT

Subscribed and sworn to before me on this ~~14th~~ 21st day of September, 2007.

Shirley A. Beesley
NOTARY PUBLIC

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires: 4/20/2009

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Tish Alexander, with whom I am personally acquainted, and who upon oath, acknowledged that she is the attorney in fact for Brian D. Nelson and Michele Rae Nelson, and that as said attorney in fact she executed the within Warranty Deed for the purposes therein contained by signing the names of Brian D. Nelson and Michele Rae NElson as their free act and deed.

WITNESS my hand this the 21st day of September, 2007.

Robert M. Loffi
Notary Public
Exp: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE