RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/08 14:04 3 pgs
Fees:18.00 Taxes:503.20
20080108-0002389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 2, 2011

(AFFIX SEAL)

CHRIS GRAVELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
David Grisham and Carolyn T. Grisham	CTX Mortgage Company, LLC	
(NAME) 1807 Electric Avenue	(NAME) 3100 McKinnon Corp, Closing 2nd Floor	Map 094-020
(ADDRESS) Nashville, TN 37206	(ADDRESS) Dallas, TX 75201	Parcel 132.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **MELVIN C. BURKE and wife, OPAL R. BURKE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID GRISHAM AND CAROLYN T. GRISHAM, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Being Lot No. 49 on the Plan of the United Electric Railway's Addition to East Nashville, as of record in Book 161, Page 8, Register's Office for said County.

Said Lot No. 49 fronts 50 feet on the Northerly side of Electric Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Melvin C. Burke and wife, Opal R. Burke by deed from J.W. Thomas and wife, Mary Thomas, dated July 19, 1946, or record July 22, 1946, in Book 1404, Page 346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1807 Electric Avenue, Nashville, TN 37206

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 the 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 land 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 our hands this 21st day of December, 2007.

Melvin C. Burke

Opal R. Burke, Janice Martin (POA)
Opal R. Burke by Janice Martin, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin C. Burke, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 21st day of December, 2007.

My Commission expires:

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, **Janice Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Opal R. Burke** and who acknowledged that he/she executed the same as the free act and deed of **Opal R. Burke.**

In witness whereof, **Janice Martin** as attorney-in-fact for **Opal R. Burke,** pursuant to Power of Attorney recorded in Instrument No. 20080108-0002388, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of **Opal R. Burke,** this 21st day of December, 2007.

Witness my hand and official seal on this 21st day of December, 2007.

NOTARY PUBLIC

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

MY COMMISSION EXPIRES: _____

I, Dawn D Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, (name of person making certification) Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).