WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/08 15:18 2 pgs
Fees:13.00 Taxes:462.50

20081028-0107661

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of October, 2008

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

ANDREW H. MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sylvia Burnett	Bank of America, N.A.	041-16-0-075.00
1205 Ewing Creek Drive	9000 Southside Boulevard, Building 700	
Nashville, TN 37207	Jacksonville, FL 32256	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **T & S Investments, a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvia Burnett, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 143 on the plan of Bellshire Terrace, Section 1, Phase 1, of record in Book 6250, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Affordable Dreams, Inc., by Final Decree Confirming Sale on July 1, 2005, of record in Instrument Number 20060125-0009565, Register's Office for Davidson County, Tennessee. And further conveyed to T&S Investments by Quitclaim Deed from Affordable Dreams, Inc. of record in Instrument Number 20061222-0158549, said Register's Office. Final Decree to Quiet Title, in favor of T & S Investments, Case Number 07-2555-II, in the Chancery Court for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 041-16-0-075.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 132, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6741, page 991, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1205 Ewing Creek Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 23, 2008.

T & S Investments

By Terrell Starks, President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of Oct., 2009, before me, appeared **Terrell Starks,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President** of **T & S Investment,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Terrell Starks,** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/10/10

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY