THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **105,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2010. Notary Public MY COMMISSION EXPIRES: 5/23/11 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100028046 DEEDWARR
Recvd: 05/10/10 15:57 2 pgs
Fees:13.00 Taxes:388.50
20100510-0035885

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Burket	same as new owner	MAP 135-16-0B
610 Flintlock Court		PARCEL 104.00
Nashville, TN 37217		
(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, **Wendi Garrett and Guy W. Garrett, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth E. Burket, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 104 on the Plan of Woodridge at Nashboro Village of record as Instrument Number 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scarlet J. Garrett and Guy W. Garrett, wife and husband by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record as Instrument No. 20040312-0028844, in the Register's Office for Davidson County, Tennessee, dated March 8, 2004. Quitclaim Deed for the express purpose of reflecting a legal name change in the name of Scarlett J. Garrett to Wendi Garrett of record in Instrument No. 20091014-0095049, in the Register's Office for Davidson County, Tennessee, dated October 13, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **610 Flintlock Court, Nashville, TN 37217.**

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 the 15th day of April, 2010.

Wendi Garrett by Shelly Lyons, Attorney-in-Fact

Wendi Garrett by Shelly Lyons, Attorney-in-Fact

Guy W. Garrett by Shelly Lyons, Attorney-in-Fact

Guy W. Garrett by Shelly Lyons, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shelly Lyons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Wendi Garrett**, as her Attorney in Fact, as the free act and deed of the within named **Wendi Garrett**.

Witness my hand and official seal this the 15th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shelly Lyons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Guy W. Garrett**, as his Attorney in Fact, as the free act and deed of the within named **Guy W. Garrett**.

Witness my hand and official seal this the 15th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public