BILL GARRETT, Davidson County
Trans:T20100056492 DEEDWARR
Recvd: 09/09/10 08:26 2 pgs
Fees:13.00 Taxes:1072.63
20100909-0071630

This Instrument Prepared By:
Mid South Title Services, LLC
Michael E. Hewgley, Attorney
3159 Highway 64, Suite 400
Eads, Tennessee 38028

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 24th day of August, **2010,** by and between **BURKETT HOMES, INC., a Tennessee Corporation,** party of the first part, and Mark D Duquette and Erin P Fowler, husband and wife, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 35 feet of Lot No. 39 and the southerly 15 feet of Lot No. 40 on the Plan of Edgewood, as of record in Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Said parts of Lot Numbers 39 and 40 front together 50 feet on the easterly side of North 12 Street and run back between parallel lines 200 feet to an alley.

This being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20100315-0019558, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2010 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay, all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF FAYETTE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 24th day of August, 2010.

MICHAEL E. HEWGLEY NOTARY PUBLIC AT LARGE SHELBY CO., TN

_____
Notary Public
My commission expires: 7-27-11

STATE OF TENNESSEE
COUNTY OF FAYETTE

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$289,900.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lindsay Lopez
Affiant

Subscribed and sworn to before me this the 24th day of August, 2010.

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lori C. Warren
Notary Public

My commission expires:
6/15/2014

Owner and Property Address:
Mark D Duquette and Erin P Fowler
803 North 12th Street
Nashville, Tennessee 37206

Mail Tax Bills to:
Churchill Mortgage
761 Old Hickory Blvd., #400
Brentwood, TN 37027

Tax ID Number: 083-05-0-254.0

Return To: