BILL GARRETT, Davidson County
Trans:T20110027906 DEEDWARR
Recvd: 05/10/11 13:46 2 pgs
Fees:13.00 Taxes:338.55
20110510-0035910

WARRANTY DEED

R-VRES-11-1202

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burkett Homes, Inc.	Burkett Homes, Inc.	
PO Box 175 (ADDRESS)	PO Box 175 (NAME) (ADDRESS)	
Oakland, TN 38060-0175 (CITY) (STATE) (ZIP)	Oakland, TN 38060-0175 (CITY) (STATE) (ZIP)	72-3-129.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EAST EGG VENTURES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BURKETT HOMES, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

DESCRIBED LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 50 FEET OF LOT NO. 185 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 185 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MCCHESNEY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO EAST EGG VENTURES, LLC BY WARRANTY DEED FROM MICHAEL W. O'NEILL, RECORDED ON THE 2ND DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051202-0145326, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 101; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1202 McChesney Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 6th day of May, 2011.

East Egg Ventures, LLC

BY: _____

ITS: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of May, 2011, before me personally appeared Myles Crawford, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of East Egg Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of May, 2011.

Notary Public

My Commission Expires: 10.16.14

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903