File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110029711 DEEDWARR
Recvd: 05/19/11 08:16 2 pgs
Fees:13.00 Taxes:305.25
20110519-0038208

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Joyce B. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2012
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Ttile Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce B Wright	NEW OWNER	16207003700
(NAME)	(NAME)	
4215 Harding Pk, 111 Windsor Tower		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(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, **Connie Humphreys, Administratrix to the Estate of Betty Faye Burks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joyce B. Wright, a single person**, 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:

Being Lot No. 16 on the plan of Antioch Park, Section I, of record in Book 3600, page 96, 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 James Richard Burks and wife, Betty Fay K. Burks by deed from Smithson Realty Company, Inc. of record in Book 4541, page 117, Register's Office for Davidson County, Tennessee. James Richard Burks having predeceased Betty Fay K. Burks on October 25, 2008, leaving her as the surviving spouse. Betty Faye Burks having since died October 12, 2010, testate, her Last Will and Testament being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-181. Pursuant to a Court Order, Connie Humphreys as Administratrix was allowed to sell the property.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record; any and all easements and/or restrictive covenants; and to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 72 Tusculm Road, Antioch, TN 37013

(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 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 my hand this 18th day of May, 2011.

Connie Humphreys, Administratrix of the Estate of
Betty Faye Burks

By: Connie Humphreys Admx.
Connie Humphreys, Administratrix

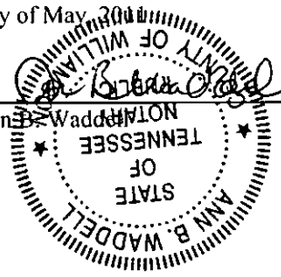
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Connie Humphreys, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath to be the Administratrix of the Estate of Betty Fay K. Burks, the bargainor, and as such Administratrix is so authorized by The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-181, to execute this instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of May, 2011.

Commission expires: October 22, 2011



Ann B. Waddell — Notary Public