BILL GARRETT, Davidson County
Trans:T20110040699 DEEDWARR
Recvd: 07/07/11 11:12 2 pgs
Fees:13.00 Taxes:462.50
20110707-0051998

Warranty Deed

Return To: Mid South Title Services, LLC 3159 Highway 64 - Suite 400 Eads, Tennessee 38028 901 - 591 - 1535	STATE OF TENNESSEE COUNTY OF Fayette The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this the 1st day of July, 2011. Notary Public My Commission expires: 12-8-2013

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES: DEC. 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Burkett Homes, Inc.	Burkett Homes, Inc.	
1402 Benjamin St.	Post Office Box 175	83-01-429
Nashville, TN 37206	Oakland, TN 38060	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES P. WILLARD AND WIFE, DIANE C. WILLARD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BURKETT HOMES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), ITS 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 Lot Nos. 13 and 14 on the Plan of Map of Subdivision of Part of Weakley Home Place of record in Plat Book 421, Page 36, 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 James P. Willard and wife, Diane C. Willard by deed from William B. O'Neal and wife, Janice A. O'Neal of record in Book 8309, Page 184, in the Register's Office for Davidson County, Tennessee, dated March 7, 1991.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1402 Benjamin St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2011.

James P. Willard by Diane C. Willard, his Attorney in Fact Willard his attorney in fact

Diane C. Willard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James P. Willard and Diane C. Willard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013