THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

B048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jennings B. Burgess 6009 Kenwood Drive Nashville, Tennessee 37214	Equitable Mortgage Resources, Inc. 1307 U.S. Highway 19, South Clearwater, Florida 33546	FH 13806 158-8-1

BOOK 6610 PAGE 549

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James M. Hinson and wife, Teresa Hinson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jennings B. Burgess and wife, Linda R. Burgess hereinafter called the Grantee, Grantee's 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 No. 504 on the plan of Hillsboro Park, Section IX, of record in Book 2663, page 97, Register's Office for said County.

SAID Lot No. 504 fronts 197.8 feet on the northwesterly margin of Kenwood Drive and extends back 589.6 feet on the northeasterly line and 635.2 feet on the southwesterly line to a dead line in the rear, measuring 204.0 feet thereon.

BEING the same property conveyed to James M. Hinson and wife, Teresa Hinson by deed from Lawrence O. Thomas and wife, Ruth A. Thomas, of record in Book 6059, page 662, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2435, page 237, amended in Book 2603, page 440, made applicable in Book 2855, page 475 and Book 4207, page 397, said Register's Office, and to the matters set forth in the above referenced plan of record.

J 2 2 0 1 2 IDENTIF. REFERENCE
JUL 19 11 18 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 6009 Kenwood Drive, Nashville, Tennessee 37214.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of July, 1985.

Teresa Hinson

James M. Hinson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of July, 1985, before me personally appeared James M. Hinson and wife, Teresa Hinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6610 PAGE 550

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 161,000.00 .

Jennings B Burgess
Affiant

Subscribed and sworn to before me, this the 17th day of July, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
James M. Hinson and wife, Teresa Hinson

to:
JenningsB. Burgess

Return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23813

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6610 PAGE 551

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

161000.00- CAPIT.
418.60 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 425.10-
9338A07/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 0 1 2

IDENTIF. REFERENCE T

JUL 19 11 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155496