This Instrument Prepared By:
WILLIAM G. TRABER, ATTORNEY AT LAW
107 Donelson Pike
P. O. Box 140255
Nashville, TN 37214

BOOK 7101 PAGE 829

ADDRESS NEW OWNER:
Ruth C. Hughes
351 Monaco Drive
Hermitage, TN. 37076

SEND TAX BILLS TO:
same

MAP AND PARCEL
4D 34915
75-6-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ronald E. Burgett and wife, Rita S. Burgett, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ruth C. Hughes, unmarried, 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. 349 on the plan of Hermitage Estates, Section 2, of record in Book 3700, page 23, Register's Office for said county, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Ronald E. Burgett and wife, Rita S. Burgett by deed from George J. Klinkhardt, III and wife, Patricia P. Klinkhardt, as of record in Book 4985, page 307, said Register's Office.
>
> Taxes for 1987 have been prorated and will be the obligation of the Grantee when due.

This is improved property known as 351 Monaco Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruth C. Hughes,unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall

be applicable to all genders.

Witness our hands this the 6th day of January, 1987.

Ronald E. Burgett — Rita S. Burgett

Ronald E. Burgett

Rita S. Burgett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald E. Burgett and wife, Rita S. Burgett, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of January, 1987.

NOTARY PUBLIC

My Commission Expires: 10-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $67,000.00.

Ruth C. Hughes
AFFIANT

Subscribed and sworn to before me this 6th day of January, 1987.

NOTARY PUBLIC
My Commission Expires: 10-24-88

81-8-89

IDENTIFICATION REFERENCE

JAN 9 8 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL TO:
W. G. TRABER
P.O. BOX 140255
NASHVILLE, TENN. 37214

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7101 PAGE 831

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			670[illegible] . 0- CANT.	
			187.50 CSTAX	
			.50 [illegible]	
			2.00 MRTG	
			CHK # 194,[illegible]	
			710[illegible]/29/87-34[illegible] .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81889

IDENTIFICATION REFERENCE

JAN 9 8 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No32696