THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7117 PAGE 723

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
ROBERT E. SCHRAMM 140 Courtney Cove Rd Gallatin TN 37066	NONE NONE NONE NONE	MAP 72-7 PARCEL 91 15DZ-8245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged MICHAEL EUGENE BURCHETT, SR., ET UX, CAROL ANN BURCHETT and MICHAEL EUGENE BURCHETT, JR., herereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said ROBERT E. SCHRAMM , hereinafter referred to as " GRANTEE(S)" his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 1247 Kenmore Place, Nashville, Tennessee .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and we covenant with the Grantee(s), his heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 23rd day of January , 1987.

Michael Eugene Burchett Sr
MICHAEL EUGENE BURCHETT, SR.

Carol Ann Burchett
CAROL ANN BURCHETT

Michael Eugene Burchett Jr
By Michael Eugene Burchett Sr
MICHAEL EUGENE BURCHETT, JR.,
BY: MICHAEL EUGENE BURCHETT, SR.,
HIS NATURAL GUARDIAN

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowlegde and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

R E Schramm
AFFIANT

Subscribed and sworn to before me this the @#RD 23 day of january, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named MICHAEL EUGENE BURCHETT, SR., ET UX, CAROL ANN BURCHETT, the Bargainor(s) with whom I am personally acquainted, and who acknowldeged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 23rd day of January, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of January, 1987, before me personally appeared MICHAEL EUGENE BURCHETT, SR., to me known to be the person who executed the foregoing instrument in behalf of MICHAEL EUGENE BURCHETT, JR., acknowledged that he executed the same as the free act and deed of said MICHAEL EUGENE BURCHETT, JR. .

WITNESS my hand and official seal at Madison, Tennessee, this the 23rd day of January, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

" EXHIBIT A "

Being the southerly 200 feet of Lot No. 93 on the Map of Kenmore Place, as of record in Book 332, page 32, Register's Office for said County.

Being part of Lot No. 93 fronting 50 feet on the northerly side of Warner Avenue and runs back between lines, 100 feet to a dead line, measuring 50 feet thereon, said 50 feet being the easterly 50 feet.

Being a part of the same property conveyed to Agnes Caldwell Burchette by deed from Ethel Dorsett of record in Book 5427, page 730, said Register's Office. The said Agnes Caldwell Burchett having since died, leaving a Last Will and Testament of record in Will Book 132, page 166, Probate Court for Davidson County, Tennessee. Per the Last Will and Testament of Agnes Caldwell Burchett the property was devised to Michael Eugene Burchett, Sr., and Michael Eugene Burchett, Jr., as to an equal one-half (½) undivided interest. Pursuant to a Decree Approving a Sale of Real Estate Owned Partially by a Minor, Docket No. 85-827-III, Chancery Court for Davidson County, Tennessee, Michael Eugene Burchett, Sr., is authorized to executed a deed on behalf of his minor son, Michael Eugene Burchett, Jr.

Carol Ann Burchett, wife of Michael Euegene Burchett joins in the conveyance for the purposes of conveying any and all right, title and interest in and to said property she may have heretofore have had, marital or otherwise.

" EXHIBIT -B "

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This conveyance is subject to the following:

1. The Plan of record in book 332, page 32, said Register's Office.

2. An Easement for sanitary sewer and/or storm drainage to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4218, page 477, said Register's Office,

3. 1987 Real Property Taxes and Real Property Taxes for future years.

87265

IDENTIFICATION REFERENCE

JAN 27 8 58 AM '87

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

[illegible] CAMT.
50.00 CSTAX
.50 PRFE
10.00 WDEE
CHECK 60.50-
[illegible] DNL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87265

IDENTIFICATION REFERENCE

JAN 27 8 59 AM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No38741