This Instrument Prepared By:
JOSEPH LUKOMSKI, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

ADDRESS NEW OWNER:
Yon H. Burton
1612 Church St.
Nashville, TN 37203

SEND TAX BILLS:
Same

MAP-PARCEL:
Map 150-6 150-7
Parcels 224,129
307, 306, 139,
144 and 145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, The Michaels Group, Inc., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Yon H. Burton, hereinafter called the Grantee, her 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. 2A and 2B, zone lot division of Lot 2, on the Plan of Woodymore Heights, Section One, as of record in Book 5210, Page 363, Register's Office of Davidson County, Tennessee. Said Lot 2 beginning at a point on the westerly margin of Anderson Road, said point being the most southeasterly corner of the herein described lot; thence leaving said westerly margin north 83 degrees, 32 minutes, 20 seconds west a distance of 189.75 feet to a point; thence north 12 degrees, 39 minutes, 25 seconds east a distance of 83.15 feet to a point, said point lying in the southerly margin of a proposed road; thence along said southerly margin south 77 degrees, 20 minutes, 35 seconds east a distance of 159.87 feet to a point, said point being at the beginning of a radius return; thence around said radius return to the right having a radius of 25.00 feet a distance of 37.48 feet to a point on the westerly margin of Anderson Road; thence along the westerly margin of Anderson Road around a curve to the left having a radius of 675.00 feet a distance of 24.74 feet to a point at the end of said curve; thence continuing along said westerly margin, south 6 degrees, 27 minutes, 40 seconds west a distance of 14.90 feet to the point of beginning, according to a survey prepared by Anderson-Delk and Associates, dated April 15, 1981, and being of record in Book 3210, Page 363, Register's Office for Davidson County, Tennessee; and

Land in Davidson County, Tennessee being Lot Nos. 13A, 13B, 14A, 14B, 15A, 15B, 25A, 25B, 30A, 30B, 31A and 31B, zone lot division of Lots 13, 14, 15, 25, 30 and 31, on the Plan of Woodymore Heights, Section 2, as of record in Book 5200, Page 645, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lots.

Said Lots 2A and 2B being the same property which was conveyed to The Michaels Group, Inc. by Warranty Deed from Kathryn Elaine Palmer of record in Book 6824, Page 285, Register's Office of Davidson County, Tennessee; said Lots 13A, 13B, 14A and 14B being a part of the same property which was conveyed to The Michaels Group,

Inc. by Warranty Deed and Warranty Deed of Correction from Debbie C. Foust and husband, Michael L. Foust (by John C. Hess, Attorney-In-Fact), of record in Book 6775, Page 757 and Book 6795, Page 247, respectively, Register's Office for Davidson County, Tennessee; said Lots 25A and 25B being a part of the same property which was conveyed to The Michaels Group, Inc. by Warranty Deed from Debbie C. Foust and husband, Michael L. Foust (by John C. Hess, Attorney-In-Fact), of record in Book 6795, Page 244, Register's Office for Davidson County; and said Lots 15A, 15B, 30A, 30B, 31A and 31B being a part of the same property which was conveyed to The Michaels Group, Inc. by Warranty Deed and Warranty Deed of Correction from Debbie C. Foust and husband Michael L. Foust (by John C. Hess, Attorney-In-Fact), of record in Book 6791, Page 202 and Book 6795, Page 249, respectively, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6534, Page 872 as amended in Book 6536, Page 329, and of record in Book 6964, page 617, said Register's Office, and all other easements, building lines, restrictions and encumbrances of record, including but not limited to sanitary sewer and/or storm drainage easement of record in Book 5847, Page 503, said Register's Office, pertaining to Lots 2A and 2B, water and sewer easement to Metro Government of Nashville of record in Book 5666, Page 660, said Register's Office, pertaining to Lots 2A and 2B, and easement of record in Book 5847, Page 503, said Register's Office, pertaining to said Lots 13A, 13B, 14A, 14B, 15A, 15B, 25A, 25B, 30A, 30B, 31A, and 31B.

This is unimproved property.

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, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her 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 its hand this the 15th day of June, 1987.

THE MICHAELS GROUP, INC.

BY: Joseph Lukomski, Attorney in Fact for The Michaels Group, Inc.
JOSEPH LUKOMSKI, Attorney-In-Fact for The Michaels Group, Inc., per Power of Attorney in Book 7195, page 941, R.O.D.C.T.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph Lukomski as Attorney-In-Fact for The Michaels Group, Inc., with

whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-In-Fact for The Michaels Group, Inc., the within named bargainor, a corporation, and that he as such Attorney-In-Fact, being authorized so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation by the said Joseph Lukomski as such Attorney-In-Fact (per Power of Attorney of record in Book 7195, Page 941, R.O.D.C.T.) . Witness my hand and official seal at Hermitage, Tennessee, this the 15th day of June, 1987

NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $147,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of June, 1987.

NOTARY PUBLIC

My Commission Expires: 3-11-91

RUSH

IDENTIFI REFERENCE

37612

JUN 18 [illegible] '87

FEE [illegible]
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7271 PAGE 961

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
			147000.00- CAMT.	
			411.60 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 421.10-	
			0656A06/18/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37612

IDENTIFI REFERENCE

JUN 18 9 49 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94924