FILE BOX 3

BOOK 8089 PAGE 305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,798.37

Richard H. Burrus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: 1-15-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Burrus (NAME)	Lincoln Service Corporation (NAME)	MAP 150-7
3416 Country Ridge Drive (ADDRESS)	1100 Walnut Street (ADDRESS)	PARCEL 320
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Owensboro, KY 42302-0989 (CITY) (STATE) (ZIP)	2DX-04949

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Miguelina Gutierrez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Burrus and wife, Deborah L. Burrus

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. 245 on the Plan of "The Country" Section Six-B of record in Plat Book 5200, Pages 741 and 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Miguelina Gutierrez, unmarried by Deed from Victor Perez and wife, Carmen Sarai Perez of record in Book 8060, Page 84, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6264, Page 656 Register's Office for said County.

For and in consideration of $99,798.37, the receipt of which is hereby acknowledged and as a further consideration the grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the mortgage in favor of Lincoln Service Corporation dated February 17, 1986 and of record in Book 6784, Page 339, in the Office of the Register of Deeds, Davidson County, Tennessee, the original amount of which was $86,900.00. The grantee, as a further consideration, assumes the obligations of Miguelina Gutierrez under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, known as 3416 Country Ridge Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of April, 19 90

Miguelina Gutierrez

by: Victor Perez
Attorney in fact

BOOK 8089 PAGE 306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miquelina Gutierrez, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 19 90.

Commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1683 04/17 0101 03CHECK 33.34

On this the 12th day of April, 19 90, before me personally appeared Victor Perez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Miguelina Gutierrez, and who acknowledged that he executed the same as the free act and deed of the said Miguelina Gutierrez, by virtue of that Power of Attorney, duly executed by the said Miguelina Gutierrez and appearing of record in Book 8067, page 902, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 19 90.

My Commission Expires: 7-13-91

Notary Public

19276

IDENTIF. REFERENCE

APR 17 8 06 AM '90

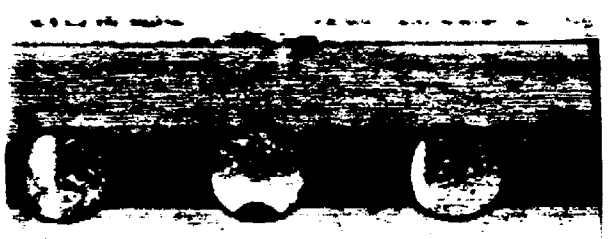
WARRANTY DEED

FROM
Miquelina Gutierrez

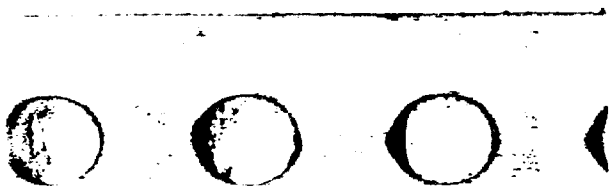
TO
Richard H. Burrus and wife, Deborah L. Burrus

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW









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

CAMT 99798.37
CON TX 329.34
PRFEE 1.00
WDEED 6.00
TOTAL 336.34
CHECK 336.34

04/17/90 01 08:06 0001 1683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19276

IDENTIF. REFERENCE

APR 17 8 06 AM '90

DAVIDSON COUNTY TN.

No. 310798