This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

BOOK 8301 PAGE 764

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Donald E. Burgner 1315 Vultee Blvd. Nashville, TN 37217	Owner	120-2 77

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $85,000.00.

Donald E. Burgner
Affiant

Subscribed and sworn to before me this 28th day of February, 1991.

Notary Public My Commission Expires: 10-5-93

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, JOHNNY L. PASSONS AND WIFE RUTH J. PASSONS, (hereinafter "Grantor") have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto DONALD E. BURGNER AND WIFE RITA G. BURGNER (hereinafter "Grantee"), their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No 17 on the Map of Stardust Acres of record in Book 1424, page 92, Register's Office, Davidson County, Tennessee.

Said Lot fronts 60 feet on the southerly side of Vultee Boulevard and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Johnny L. Passons and wife Ruth J. Passons by Deed from Fred Allen and wife Lorene Y. Allen of record in Book 3945, page 505, Register's Office, Davidson County, Tennessee.

There is no change in this description from the previous deed.

This conveyance is subject to:

1. 1991 real property taxes.

2. Those matters which may be shown on the Map of record in Book 1424, page 92, Register's Office, Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1682, page 1, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns forever.

AND Grantor does covenant with the said Grantee they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of February, 1991.

Johnny L. Passons
JOHNNY L. PASSONS

Ruth J. Passons
RUTH J. PASSONS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHNNY L. PASSONS AND WITH RUTH J. PASSONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 28th day of February, 1991.

Mary L. Mackenzie
Notary Public

My Commission Expires: 10-5-93

96234

IDENTIF. REFERENCE

FILED | 11:45 AM '91

0166 03/01 0101 03CHECK 287.50

OFFICIAL RECEIPT

REGISTER OF DEEDS

DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 766

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	85000.00
CON TX	280.50
PRFEE	1.00
WDEED	6.00
TOTAL	287.50
CHECK	287.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK48 0001 01.66

96234

IDENTIF. REFERENCE

FEES $ _____

CASHIER'S STATION

No. 401006