43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,200.00

Thomas M. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 93

Notary Public

MY COMMISSION EXPIRES: November 20, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Taylor, Philbin, Pigue, Marchetti & Long, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Jackson (NAME)	Mortgage Service America Company (NAME)	150-8-79
1208 Placid Court (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	02DX05236
Antioch, TN 37013 (CITY) (STATE) (ZIP)	McLean, VA 22102-0703 (CITY) (STATE) (ZIP)	

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, William J. Burke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Jackson

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:

LAND in Davidson County, Tennessee, being Lot No. 481 on the Plan of the P. U. D. Plan, Section 5, Towne Village of the Country, of record in Book 6250, Pages 783 and 784 and corrected in Book 7184, Page 652, Register's Office for Davidson County, Tennessee.

SAID Lot No. 481 fronts 33.10 feet on the northerly margin of Placid Court and extends back 145.35 feet on the southeasterly line and 108.77 feet on the westerly line to a dead line in the rear measuring 138.44 feet thereon.

Being the same property conveyed to William J. Burke and his wife, Sherry Lockhart Burke and Kenneth D. Pedigo by deed from Randall Phillips Builders, Inc. of record in Book 7219, Page 329, Register's Office for Davidson County, Tennessee; the said Kenneth D. Pedigo and wife, Myrna Pedigo having quitclaimed their interest to William J. Burke and wife, Sherry Lockhart Burke in Book 8806, Page 196, said Register's Office; and being the same property conveyed to William J. Burke by Quitclaim Deed from Sherry Lockhart Burke of record in Book 8886, Page 323, said Register's Office.

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

86387

IDENTIF. & REFERENCE

93 NOV 16 PM 1:57

FELIX A. ROBERTSON, JR. REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 1208 Placid Court, 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 5th day of November, 19 93

William J. Burke

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 William J. Burke

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 19 93.

Commission expires November 20, 1996

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

WARRANTY DEED

FROM

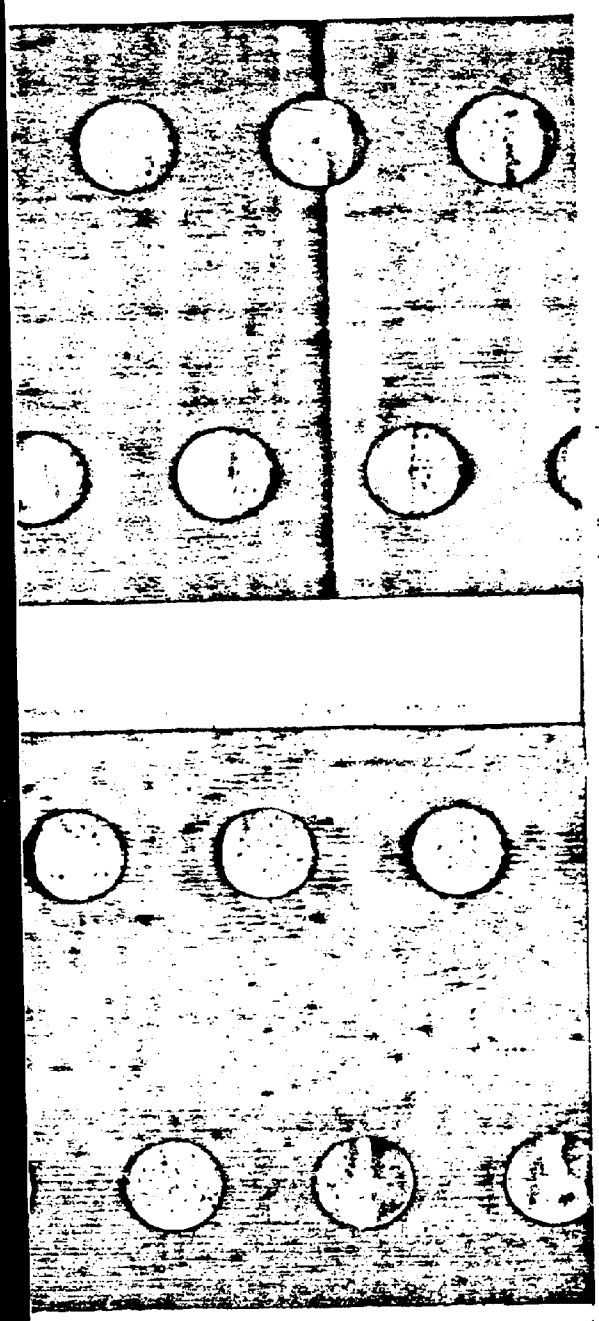
William J. Burke

TO

Thomas M. Jackson

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

$12.34 CHECK 0101 11/16 9101



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9153 PAGE 694

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	98200.00
			CON TX	363.34
			PRFEE	1.00
			MDEED	8.00
			TOTAL	372.34
			CHECK	372.34
11/16/93	01	13:57	0001	9101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86387
IDENTIF. & REFERENCE

93 NOV 16 PM 1:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 722873