**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***59,662.89

Kellye R Burns
Affiant

Subscribed and sworn to before me this 17th day of December, 1993.

Notary Public

My Commission Expires: 1-23-94

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| CHARLES E. BURNS, SR. et al<br>1930 Moran Drive<br>Nashville, TN 37216 | SOURCE ONE MORTGAGE SERVICES CORPORATION<br>27555 Farmington Road<br>Farmington Hills, MI 48334-3357 | MAP 73-5<br>PARCEL 45 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND SIX HUNDRED SIXTY TWO AND 89/100 ($***59,662.89) DOLLARS,

(a) of which FIVE THOUSAND FOUR HUNDRED and 00/100 ($***5,400.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantor hereby acknowledges, and

(b) of which FIFTY FOUR THOUSAND TWO HUNDRED SIXTY TWO AND 89/100 ($***54,262.89) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***56,700.00, payable to Commerce Union Bank and secured by Deed of Trust of record in Book 7368, page 280, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signatures of Grantees affixed to this instrument.

I, **DANA LEAH CARPENTER, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CHARLES E. BURNS, SR, and wife, JOYCE A. BURNS and CHARLES E. BURNS, JR. and wife, KELLYE R. BURNS,** 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. 44 on the Plan of Virginia Manor of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Dana Leah Carpenter, unmarried, by deed from Wylodean McCormick, unmarried, of record in Book 7368, page 277, Register's Office for Davidson County, Tennessee.

This is improved property known as 1930 Moran Drive, Nashville, Tennessee 37216.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantees.

2. Matters shown on the Plan of Virginia Manor, of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of December, 1993.

Dana Leah Carpenter
DANA LEAH CARPENTER

Charles E Burns Jr.
CHARLES E. BURNS, SR.- Grantee

Joyce A. Burns
JOYCE A. BURNS - Grantee

Charles E Burns JR.
CHARLES E. BURNS, JR.- Grantee

Kellye R. Burns
KELLYE R. BURNS - Grantee

99038
IDENTIFICATION REFERENCE

93 DEC 21 AM 9:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

**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 DANA LEAH CARPENTER, CHARLES E. BURNS, SR., JOYCE A. BURNS, CHARLES E. BURNS, JR., and KELLYE R. BURNS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 1993.

Notary Public

My Commission Expires:

7-23-94

NOTARY PUBLIC

6529 12/21 0101 03CHECK

229.75

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

RECEIVED OF _____

FOR _____

BOOK 9193 PAGE 876

| | | |
|---|---|---|
| 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 59662.89 |
| | | | | CON TX 220.75 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 229.75 |
| | | | | CHECK 229.75 |
| 12/21/93 | 01 | | | 09:56 0001 6529 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99038
IDENTIF. & REFERENCE

93 DEC 21 AM 9:56

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

**No.** 736500