Name and Address of Owner(s):
Michael Giles, et ux
1908 Electric Avenue
Nashville, Tennessee 37206

Prepared By:
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Send Tax Bills To:
Same

Map and Parcel Nos.:
Map No.: 94
Control Map: 2
Parcel No.: 196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, SUE C. LAWHORN BURGETT, hereinafter called the Grantor, have this day bargained and sold, and by these presents do transfer and convey unto MICHAEL GILES and wife, LISA GILES, hereinafter called the Grantees, their heirs and assigns, certain property in Davidson County, Tennessee, described as follows, to-wit:

> Being the easterly 40 feet of the westerly 70 feet of Lots No. 92, 93 and 94 on the Plan of the United Electric Railway Company's Addition, of record in plat Book 161, page 8, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots No. 92, 93 and 94 front 40 feet on the southerly side of Electric Avenue and run back between parallel lines 165 feet to a dead line.
>
> BEING the same property conveyed to Claude E. Lawhorn and wife, Sue C. Lawhorn, by Warranty Deed from Elizabeth Ann Lampley, a single person, by Warranty Deed of record at Book 6064, page 48, Register's Office for Davidson County, Tennessee. The said Claude E. Lawhorn died on September 24, 1989, leaving the said Sue C. Lawhorn as the surviving tenant by the entirety. Sue C. Lawhorn and Sue C. Lawhorn Burgett are one and the same person.
>
> Subject to an easement for sanitary sewer of record in Book 1644, page 145, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with the said Grantees that she is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered

except for the lien of 1994 real property taxes, which taxes are to be prorated between the parties herein, and except as otherwise set out herein. Grantor does further warrant that the property herein conveyed is not and never has been a place of abode for either the Grantor or her spouse.

Grantor does further covenant and bind herself, her successors, heirs, and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

It is understood by and between the parties hereto that the warranties given herein are to title only and no warranty is given as to the physical condition of the real estate or as to the suitability of the real estate for any particular purpose and the property is transferred to the Grantees "as is."

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 21 day of Apr, 1994.

Sue C Lawhorn Burgett
SUE C. LAWHORN BURGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Sue C. Lawhorn Burgett, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 1994.

Notary Public

My commission expires: 2/14/97

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael Giles
Affiant

Sworn to and subscribed before me,
this 21st day of April, 1994.

Notary Public

My commission expires: 2/14/97

7465 04/25 0101 03CHECK 81.45

F17/burgett.wd
4/19/94

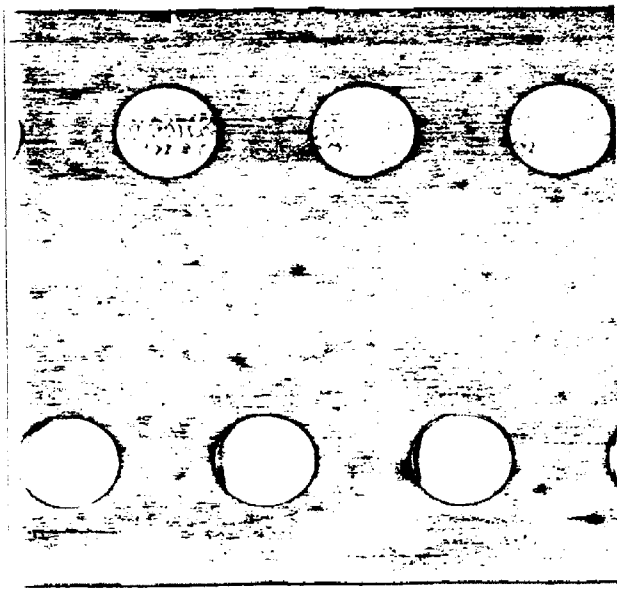
42211

IDENTIF. & REFERENCE

94 APR 25 AM 8:16

FELIX DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

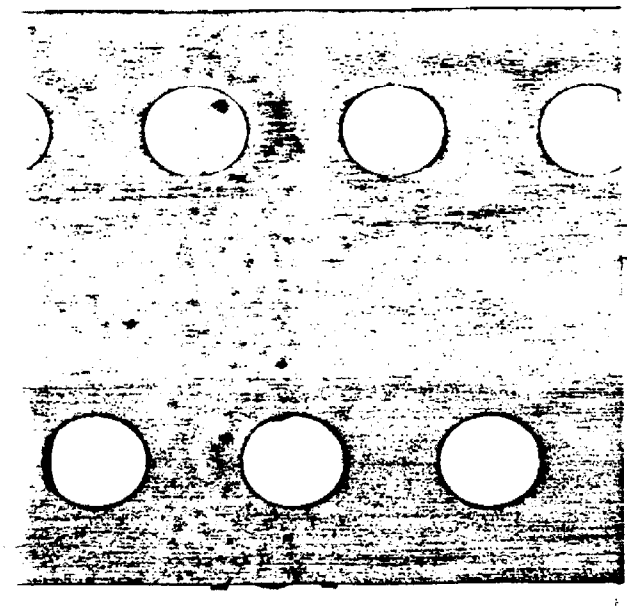
BOOK 9321 PAGE 29

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 18500.00
CON TX 68.45
PRFEE 1.00
WDEED 12.00
TOTAL 81.45
CHECK 81.45

04/25/94 01 08:18 0001 7465



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42211
IDENTIF. ↑ REFERENCE

94 APR 25 AM 8:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 782613