81242

IDENTIF. & REFERENCE

94 AUG 15 AM 10:37 BOOK 9436 PAGE 823

REGISTER
DAVIDSON COUNTY, TN.

Prepared by:

Bobo, Hunt & Bobo
1st National Bank Bldg.
Shelbyville, TN 37160

Information contained in this Deed was furnished by the Sellers.

Tax Responsibility:

Michael Burgess, et ux-Owners
69 Glenrose Avenue
Nashville, TN 37210

Map 119-2 Parcel 187

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **LARRY JEROME BURNS** and wife, **DEBBIE L. BURNS**, have this day bargained and sold and do hereby sell, transfer and convey unto **MICHAEL BURGESS** and wife, **SONIA BURGESS**, their heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 165 on the Plan of Sterling Heights, Section V, as of record in Book 1835, page 37, Register's Office for said County. Said Lot No. 165 fronts 100 feet on the south side of Glenrose Avenue and extends back 242.6 feet on the westerly line and 200.3 feet on the easterly line to a dead line in the rear on which it measures 110 feet.

The above description is identical to that description found in the previous Deed.

Being the same property conveyed to Larry Jerome Burns and wife, Debbie L. Burns, by Deed from Martin G. Burns and wife, Oda Irene Burns, dated January 14, 1991, of record in Book 8282, page 400, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions recorded February 6, 1950, in Book 1787, page 427, and in Book 1914, page 500, and setback line and easement for utilities as shown on abovementioned plan.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said **MICHAEL BURGESS** and wife, **SONIA BURGESS**, their heirs and assigns, forever.

LAW OFFICES
BOBO, HUNT & BOBO
202 FIRST NAT'L BANK BLDG.
SHELBYVILLE, TN 37160

We covenant that we are lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

We further covenant and bind ourselves, our heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said **MICHAEL BURGESS** and wife, **SONIA BURGESS**, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Taxes for the year 1994 are to be paid by the Buyers.

Witness our signatures, this 28th day of July, 1994.

Larry Jerome Burns

Debbie L. Burns

LAW OFFICES
BOBO, HUNT & BOBO
202 FIRST NAT'L BANK BLDG.
SHELBYVILLE, TN 37160

STATE OF TENNESSEE,

COUNTY OF Fayette

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **LARRY JEROME BURNS** and wife, **DEBBIE L. BURNS**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of July, 1994.

Judy Brown
Notary Public

My commission expires: 9-10-96

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wendy Seibert, Agent
Affiant

Subscribed and sworn to before me this the 15th day of August, 1994.

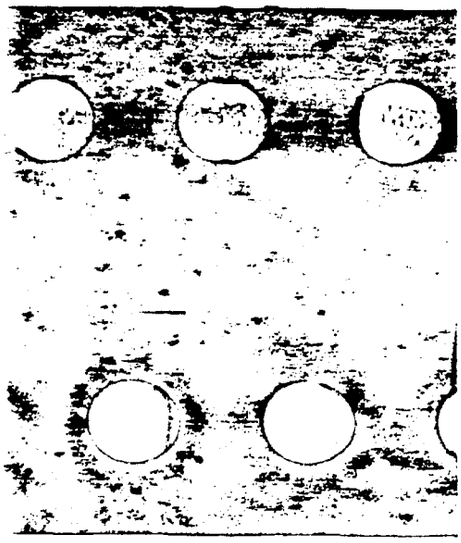
Judy Brown
Notary Public or Register

My commission expires: 9-10-96

LAW OFFICES
BOBO, HUNT & BOBO
202 FIRST NAT'L BANK BLDG.
SHELBYVILLE, TN 37160

(37/BURN-BUR/jab)

7986 08/15 0101 03CHECK 164.33





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

RECEIVED OF _____

FOR _____

BOOK 9436 PAGE 826

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	40900.00
CON TX	151.33
PRFEE	1.00
WDEED	12.00
TOTAL	164.33
CHECK	164.33

08/15/94 01 10:37 0001 7986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81242
IDENTIF. # REFERENCE

94 AUG 15 AM 10:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 824450