File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9683 PG 562

ADDRESS NEW OWNER:
Floyd Burgess etux
81 Oriel Avenue
Nashville, Tennessee 37210

SEND TAX BILL:
Same

MORTGAGEE:
Southern Financial

MAP AND PARCEL:
MAP 119-2
PARCEL 180
6DA 15489

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Donald Wayne Long and Brenda Joyce Joslin, Heirs of Jewell Frances Shannon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Floyd Burgess and wife, Tina R. Burgess, 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 45, Glenrose Subdivision as of record in Book 1424, Page 142, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback line and public-utility easement of record in Book 1424, Page 142, said Register's Office.

Being the same property conveyed to Leonard Shannon and wife, Jewell G. Shannon by deed of record in Book 4409, Page 898, Register's Office, Davidson County, Tennessee. Leonard Shannon and Jewell G. Shannon now being deceased. Property vested to Donald Wayne Long and Brenda Joyce Jarvis by Will Docket #93P-193 of record in Probate Court, Davidson County, Tennessee. The said Brenda Joyce Jarvis and Brenda Joyce Joslin is one and the same person.

This is the same description as in previous deed of record.

This Warranty Deed is being recorded to correct faulty signatures and notary of a previous Warranty Deed of record in Book 9484, Page 377, Register's Office, Davidson County, Tennessee.

This is improved property known as 81 Oriel Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Floyd Burgess and wife, Tina R. Burgess, their heirs and assigns, forever; and we, Donald Wayne Long and Brenda Joyce Joslin, Heirs of Jewell Frances Shannon 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of May, 1995. BOOK 9683 PG 563

Donald Wayne Long

Brenda Joyce Joslin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald Wayne Long 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1995.

Tina D. Braun
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda Joyce Joslin the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 1995.

Tina D. Braun
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me this 23rd day of May, 1995.

Tina D. Braun
NOTARY PUBLIC
My Commission Expires: 5-23-98

95 MAY 30 AM 9:28
FEE REGISTER
DAVIDSON COUNTY, TN.

00064734
IDENTIF. # REFERENCE

95 05 30 1101 03CHECK

8.00