Return to:
SOUTHEAST TITLE of Tennessee, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
#5019151 Box 30

9733:543

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 1995.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 22, 1997

Address New Owners As Follows: Aaron D. Burnside and wife, Lara M. Cochran Burnside, 2401 Merry Oaks Drive, Nashville, TN 37214

Send Tax Bills To: First Republic Mortgage Corporation, 3310 West End Avenue, 4th Floor, Nashville, TN 37203

Map-Parcel Number: 95-11-170

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha Leonard, Executrix of the Estate of John C. Avery, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Aaron D. Burnside and wife, Lara M. Cochran Burnside, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Lot number 54 on the Plan of Merry Oaks, Section II, of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed by deed to John C. Avery and wife, Ledora H. Avery, by deed of record in Book 2146, page 238, Register's Office for Davidson County, Tennessee. Ledora H. Avery died August 17, 1992. John C. Avery died March 8, 1995, leaving a Will which was admitted to probate by the Davidson County Probate Court on March 31, 1995 (docket no. 95P-555) and recorded in Will Book 197, page 127, of the records of the Probate Court Clerk's Office, Nashville, Tennessee. John C. Avery was unmarried at his death.
>
> Item Fourth of the said decedent's Will expressly provides in part (**emphasis added**): "The balance of **my estate** both **real** and personal **shall be converted**

into cash either with a private sale or public auction whichever the Executrix or Co-Executrices deem advisable and shall give good title to same."

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants, easements and matters shown on the Plan of record in Book 2133, page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as 2401 Merry Oaks Drive, Nashville, Tennessee 37214.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs, successors and assigns, 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 claiming by, through or under the Grantor, but not otherwise.

WITNESS my hand this 14 day of July, 1995.

Martha Leonard, Executrix

Martha Leonard, Executrix of the Estate of John C. Avery, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Leonard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of July, 1995.

Notary Public

My Commission Expires:

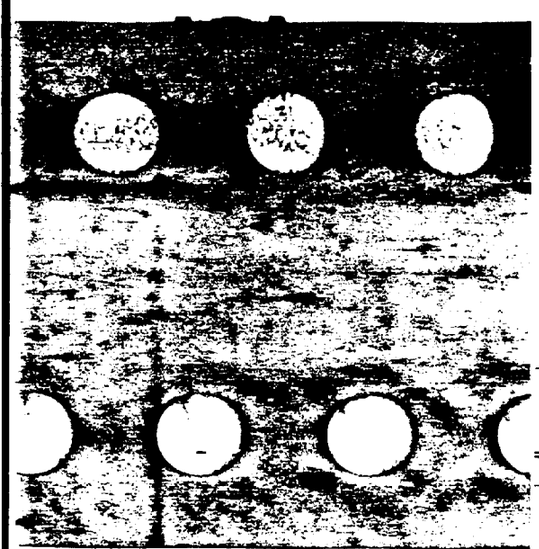
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 22, 1997

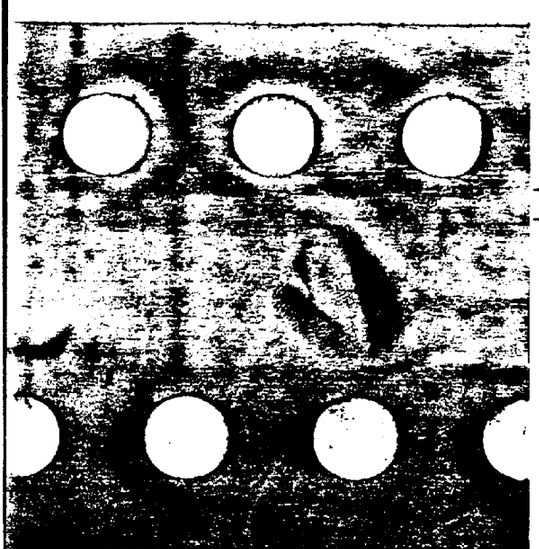
00079916

95 JUL 18 PM 1:51

REGISTER DAVIDSON CO. TN.

0036202.01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9733 PG 545

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

CHRT 90000.00
CON TX 333.00
PRFEE 1.00
MDEED 8.00
TOTAL 342.00
CHECK 342.00

[illegible] 13:51 0001 342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00079916
IDENTIF. & REFERENCE

95 JUL 18 PM 1:51

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

No. 931194