STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Ernest R Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: ERNEST R. HARPER	MORTGAGEE: SEND TAX BILLS TO THIRD NATIONAL BANK IN NASHVILLE	MAP-PARCEL NUMBERS 18-41
334 MONCRIEF AVENUE (NAME)	P.O. BOX 305110 (NAME)	GO 14481
GOODLETTSVILLE , TN 37072 (STREET ADDRESS OR ROUTE NUMBER)	NASHVILLE, TN 37230-5110 (STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH ANN HALE, EXECUTRIX OF THE ESTATE OF SHIRLEY ANN BURTON, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERNEST R. HARPER AND WIFE, VALERIE A. HARPER

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:

SEE EXHIBIT A "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT NO. 1 BEING THE SAME PROPERTY CONVEYED TO CECIL D. BURTON AND WIFE, SHIRLEY ANN BURTON FROM M. B. BURTON AND WIFE, GENIE BELL BURTON BY DEED OF RECORD IN BOOK 2753, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. 2 BEING THE SAME PROPERTY CONVEYED TO CECIL D. BURTON AND WIFE, SHIRLEY ANN BURTON BY DEED FROM M. B. BURTON AND WIFE, GENIE BELL BURTON OF RECORD IN BOOK 5033, PAGE 367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CECIL D. BURTON HAVING SINCE DIED ON AUGUST 21, 1990 IN DAVIDSON COUNTY, TENNESSEE.

THE SAID SHIRLEY ANN BURTON HAVING SINCE DIED ON JANUARY 18, 1995 IN DAVIDSON COUNTY, TENNESSEE.

SHIRLEY ANN BURTON BEING ONE IN THE SAME PERSON AS SHIRLEY A. BURTON, AND SHRILEY BURTON.

THIS CONVEYANCE MADE BY DEBORAH ANN HALE IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF SHIRLEY ANN BURTON PURSUANT TO CASE NO. 95-P-422, IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is unimproved / improved X property, known as 334 MONCRIEF AVENUE , GOODLETTSVILLE , TN , 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of August , 19 95

DEBORAH ANN HALE, EXECUTRIX: OF THE ESTATE OF
SHIRLEY ANN BURTON, DECEASED: Deborah Ann Hale, Executrix

STATE OF TENNESSEE
County of
Personally appeared before me,

BOOK 9787 PG 48

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, DEBORAH ANN HALE, EXECUTRIX OF THE ESTATE OF SHIRLEY ANN BURTON, DECEASED

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the EXECUTRIX OF THE ESTATE of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of AUGUST 19 95

Commission expires 10/07/98

W.K. GEORGAS, JR.

Notary Public

WARRANTY DEED

FROM

THE ESTATE OF SHIRLEY ANN BURTON

TO

ERNEST R. HARPER, ET UX

PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

EXHIBIT A "LEGAL DESCRIPTION"

BOOK 9787 PG 49

TRACT NO. 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF SAID COUNTY AND STATE, NEAR GOODLETTSVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTHERLY MARGIN OF MONCRIEF AVENUE AT THE NORTHEAST CORNER OF TRACT NUMBER 1 CONVEYED TO A.W. GROCE AND WIFE, BY DEED FROM W. RAY MEDLIN AND WIFE, OF RECORD IN BOOK 2299, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH GROCE'S EASTERLY LINE SOUTH 6 DEGREES WEST 146 FEET; THENCE SOUTH 82 DEGREES 55' EAST 129.3 FEET; THENCE NORTH EASTWARDLY 180 FEET TO A POINT IN THE SOUTH MARGIN OF MONCRIEF AVENUE WHICH POINT IS 150 FEET FROM THE NORTHEAST CORNER OF THE A.W. GROCE PROPERTY; THENCE ALONG SAID AVENUE SOUTH 84 DEGREES 30' WEST 150 FEET TO THE POINT OF BEGINNING.

AND TRACT NO. 2: LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSE, NEAR GOODLETTSVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF MONCRIEF AVENUE AT A POINT 97 FEET EASTERLY FROM THE NORTHEAST CORNER OF A TRACT CONVEYED TO CECIL D. BURTON, ET UX, OF RECORD IN BOOK 2753, PAGE 137, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE MARGIN OF SAID MONCRIEF AVENUE, SOUTH 84 DEGREES 30' WEST 97 FEET TO THE NORTHEAST CORNER OF THE AFORESAID BURTON TRACT; THENCE WITH THE EASTERLY MARGIN OF SAID TRACT, 180 FEET TO A POINT; THENCE SOUTH 73 DEGREES 30' EAST 73 FEET TO A POINT; THENCE IN A NORTHEASTELY DIRECTION TO THE POINT OF BEGINNING.

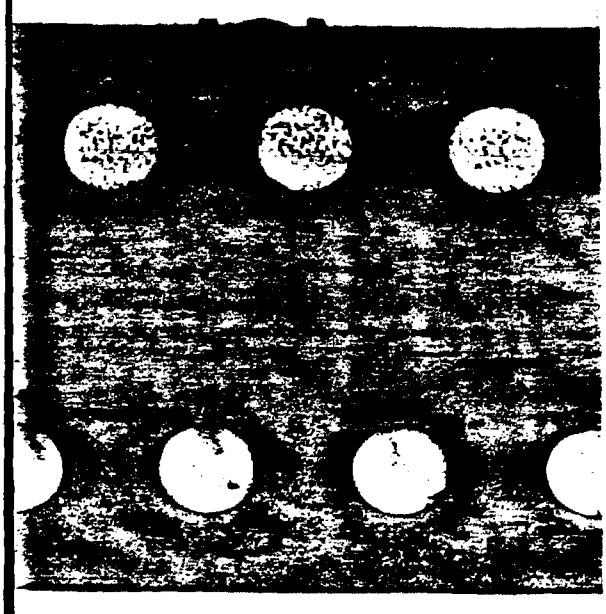
Deborah Ann Hale Executrix

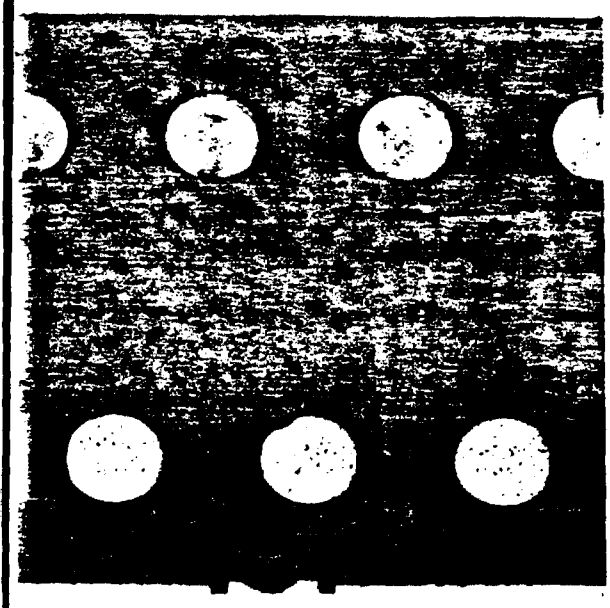
DEBORAH ANN HALE, EXECUTRIX OF THE ESTATE
OF SHIRLEY ANN BURTON, DECEASED

1124 09/07 0101 03CHECK 299.75

0097540
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9787 PG 50

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 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 12.00
TOTAL 299.75
CHECK 299.75
09/07/95 01 08:38 0001 1126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097540
IDENTIF. ← REFERENCE

95 SEP -7 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950020