5UB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9824 PG 535

ADDRESS NEW OWNER:
Ron Truett
317 Elberta Street
Nashville, Tennessee 37210

SEND TAX BILL:
To Owner

MORTGAGEE:
John W. Burgess

MAP AND PARCEL:
MAP 119-5
GROUP
PARCEL 175

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, I, John W. Burgess,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ron Truett, 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:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Re-Subdivision of certain lots in Block No. 27, Etc., in Cumberland Nurseries, of record in Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John W. Burgess and wife, Addie Burgess by installment deed from M. Catherine Bledsoe Redd, of record in Book 4278, page 748, Register's Office for Davidson County, Tennessee; the said Addie Burgess having since died.

This is improved property known as 317 Elberta Street, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 3802, page 795, said Register's Office.
2. All matters as shown on the plan of record in Book 161, page 139, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Ron Truett, their heirs and assigns, forever; and I, John W. Burgess,an unmarried person, do 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 I do further covenant and bind myself, my 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 my hand this the 29th day of September, 1995.

John W. Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John W. Burgess,an unmarried person, 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 29th day of September, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 49,000.00.

Ron Truett
AFFIANT

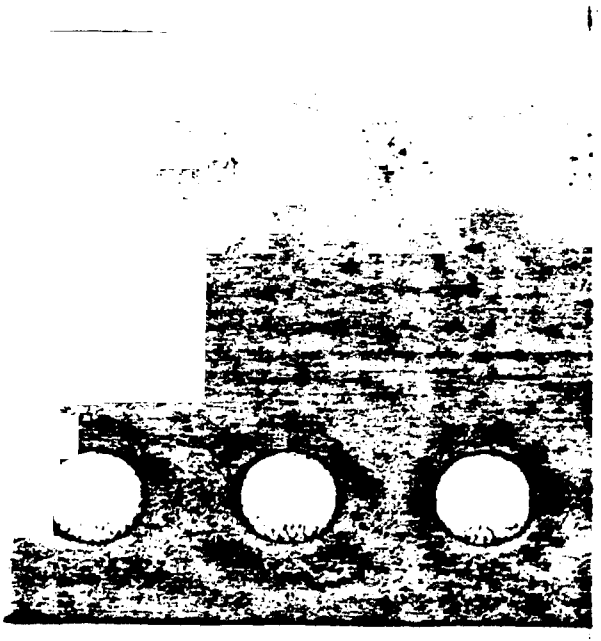
Subscribed and sworn to before me
this 29th day of September, 1995.

Anne E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

0110959
IDENTIF. & REFERENCE

95 OCT 11 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5460 10/11 0101 03CHECK 190.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

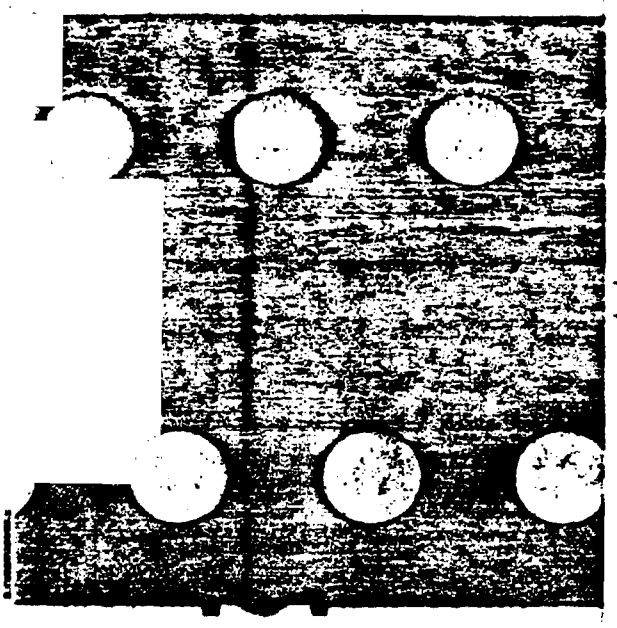
RECEIVED OF _____

FOR _____

BOOK 9824 PG 538

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

10/11/95 01 10:30 0001 5460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01110959
IDENTIF. ↑ REFERENCE

95 OCT 11 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964217