BOOK 9824PG901

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS;	ADDRESS OF PROPERTY;	SEND TAX BILLS TO;	MAP-PARCEL NOS.
Steven D. Burrus		Republic Mortgage	44-15
810 Clarke Street		2504 Mt. Moriah, Suite D-302	204
Old Hickory, Tn. 37138		Memphis, TN 38115	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy-five Thousand and no/100 ($75,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, **ANTHONY JOEL LEE,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **STEVEN D. BURRUS AND WIFE, JANET G. BURRUS,** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

That certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 206, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 68, in the Register's Office for Davidson County, Tennessee; located on northwest corner of intersection of Clark and Ninth Streets, containing 0.12 acres, more or less.

Being the same property conveyed to Anthony J. Lee and wife, Leta Hinton Lee by warranty deed of E.I. du Pont de Nemours and Company of record in Book 1785, page 480, Register's Office of Davidson County, Tennessee. Anthony J. Lee died in 1992 and said property vested in his wife, Leta Hinton Lee by operation of law as surviving tenant by the entireties. Leta Hinton Lee died April 8, 1994 and said property vested in her only child and heir at law, Anthony Joel Lee.

TO HAVE AND TO HOLD 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 Grantor covenants with the said Grantees, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by matters appearing on the Plan of Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office of Davidson County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway and utility easements.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

For value received, the receipt and sufficiency of which is hereby acknowledged, Joyce Lee, wife of Anthony Joel Lee, joins in the execution of this instrument for the purposes of conveying unto Grantees, their heirs and assigns, any and all right, title and interest she may have in and to the above described property arising out of her martial status or otherwise.

WITNESS our hands this the 10 day of October, 1995.

Anthony Joel Lee
ANTHONY JOEL LEE

Joyce Lee
JOYCE LEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, PEGGY D. HOOD, the undersigned, a Notary Public in and for said State and County, **ANTHONY JOEL LEE AND WIFE, JOYCE LEE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 10 day of Oct., 1995.

Peggy D Hood
NOTARY PUBLIC

My commission expires:

2/1/99

PEGGY D. HOOD * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00.

Steve D Burn

Sworn to and subscribed before me this the 10 day of Oct., 1995.

Cynthia M. Beard
NOTARY PUBLIC

CYNTHIA M. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My commission expires:

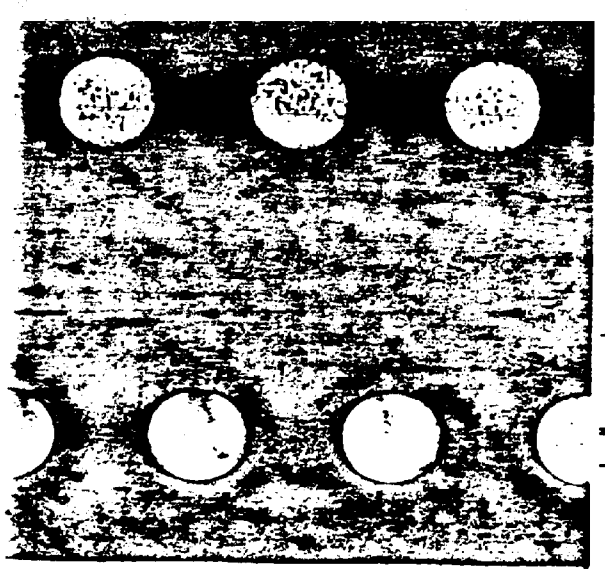
Jan. 25, 1998

5571 10/11 0101 03CHECK 360-50

PICK-UP

RECD FOR REC OCT 11 PM 12:59
WILSON LL REGISTER
WILSON COUNTY, TN.

IDENTIF. & REFERENCE
0111069



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

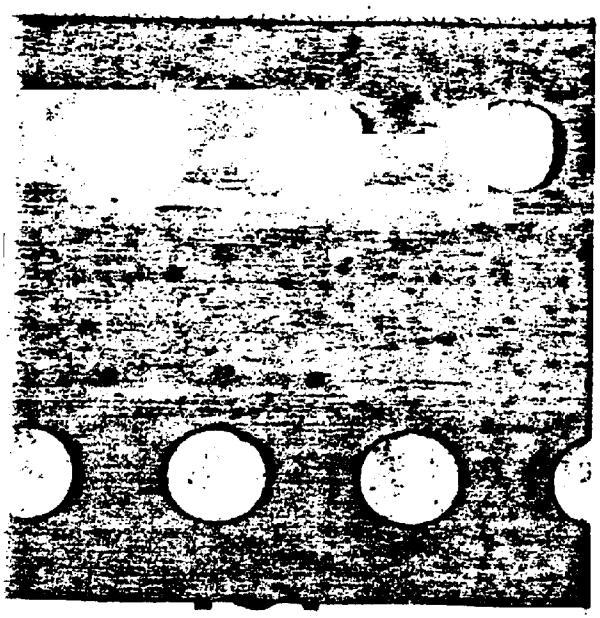
RECEIVED OF _____

FOR _____

BOOK 9824 PG 903

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/95 01 13:00 0001 5571

01111069

IDENTIFICATION REFERENCE

95 OCT 11 PM 12:59

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964328