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This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9884 PG 573

ADDRESS NEW OWNER:
Patricia J. Sexton
188 Radnor Street
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
MAP 119-14
PARCEL 255
6DA30369

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, William F. Burgess and wife, Tina R. Burgess, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia J. Sexton, unmarried , 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 part of Lot "A" in the William Lee Subdivision of the Roth Property of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson-Miller Surveyors, dated 4/3/58, known as Lot 3 on the resubdivision of Lot "A" (attached) not of record.
>
> Being a part of the same property conveyed to William F. Burgess and wife, Tina R. Burgess, by deed from Mary M. Taylor, widow of record in Book 9691, Page 504, Register's Office for Davidson County, Tennessee.
>
> This is part of the same description as in previous deed of record.

Subject to all matters on Plan of record in Book 1130, Page 67, Register's Office, Davidson County, Tennessee.

This is improved property known as 188 Radnor Street, 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 Patricia J. Sexton, unmarried, their heirs and assigns, forever; and we, William F. Burgess and wife, Tina R. Burgess 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.

0130827
IDENTIF. & REFERENCE

95 DEC 11 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W..ness our hands this the 31st day of October, 1995.

William F. Burgess

Tina R. 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 William F. Burgess and wife, Tina R. Burgess the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 68,000.00.

AFFIANT

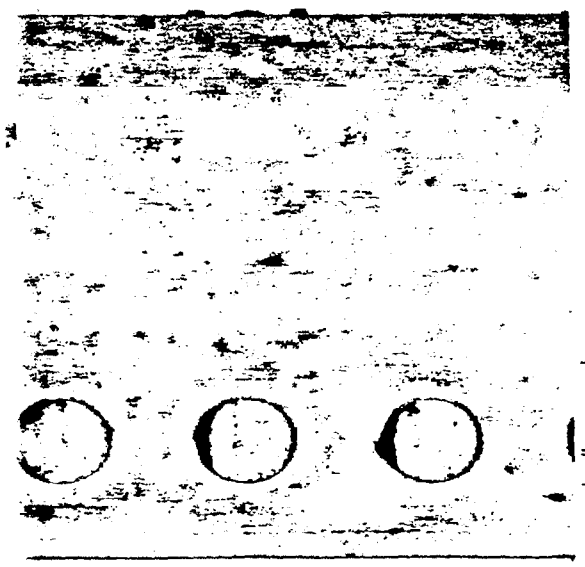
Subscribed and sworn to before me this 31st day of October, 1995.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 1998

6928 12/11 0101 03CHECK 260.60



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

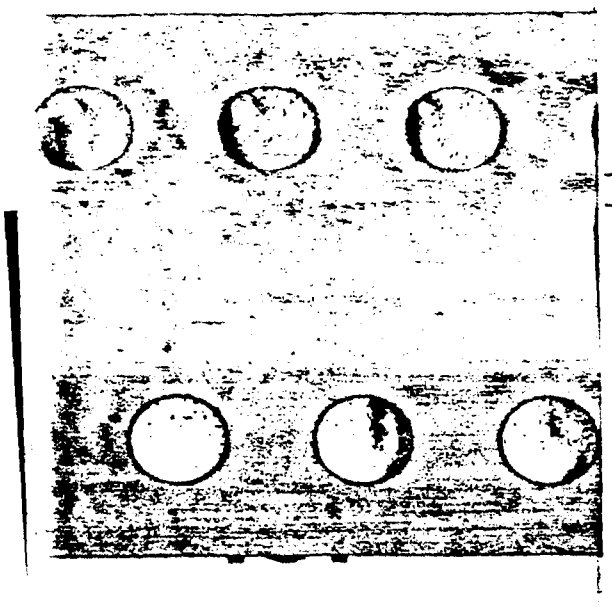
BOOK 9884 PG 575

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

12/11/95 01 10:17 0001 6928



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130827
IDENTIF. ↑ REFERENCE

95 DEC 11 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985401