BOOK 9887 PG 129

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Annie Mae Burns and husband, Melvin E. Burns<br>2962 Anderson Road<br>Nashville, TN 37217 | FT Mortgage Companies d/b/a Sunbelt National Mortgage<br>2974 LBJ Freeway, Suite 200<br>Dallas, TX 75234 | Map 150<br>Group 5<br>Parcel 70 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

x Melvin E. Burns
AFFIANT

Sworn to and subscribed before me
this 7th day of December, 1995.

Sherri D. Hollars
NOTARY PUBLIC

SHERRI D. HOLLARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sherri D. Hollars
My Commission Expires
November 28, 1998
STATE OF TENNESSEE

My Commission Expires:_____

**WARRANTY DEED**

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 and sufficiency of which is hereby acknowledged, I, AGNES STEWART, unmarried, hereinafter called the "GRANTOR", have bargained and sold and by these presents do transfer and convey unto ANNIE MAE BURNS and husband, MELVIN E. BURNS, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 627 on the plan of Edge-O-Lake Estates, Section 12, as of record in Book 3842, page 236, said Register's Office.

Said Lot No. 627 fronts a total of 82.01 feet on the easterly margin of Greekview Drive and fronts 87.52 feet on the northerly margin of Anderson Road, said frontages being joined by a curve having a distance of 39.15 feet; thence runs back 115.0 feet on the northerly line and 112.47 feet on the easterly line to a point of intersection.

Being the same property conveyed to Agnes Stewart, a single person, by deed from James L. Mason and wife, Melissa M. Mason of record in Book 8302, Page 540, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Restrictive Covenants of record in Book 4291, Page 95, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the plan of record in Book 3842, Page 236, Register's Office for Davidson County, Tennessee.

3. The Mortgage Loan Inspection by John Kohl & Company, P.C. dated December 5, 1995, reveals the neighbor's fence is encroaching over the northwesterly and northeasterly lot lines.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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.

This improved property is known as 2962 Anderson Road, Nashville, Tennessee 37217.

WITNESS my hand this 7th day of December, 1995, in Franklin, Tennessee.

Agnes Stewart
AGNES STEWART

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 7th day of December, 1995.

Sherri D. Hollars
Notary Public

My commission expires:_____

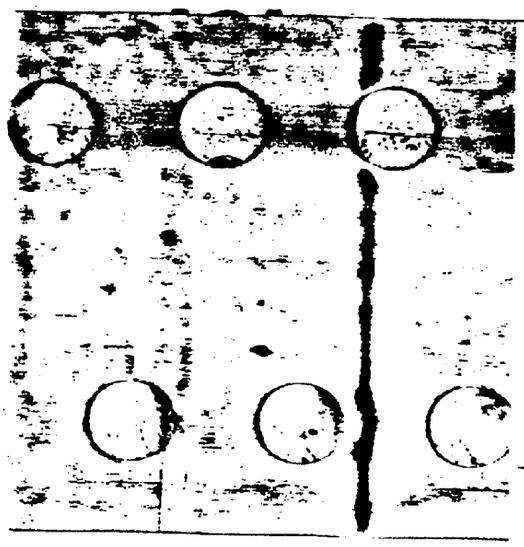
SHERRI D. HOLLARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

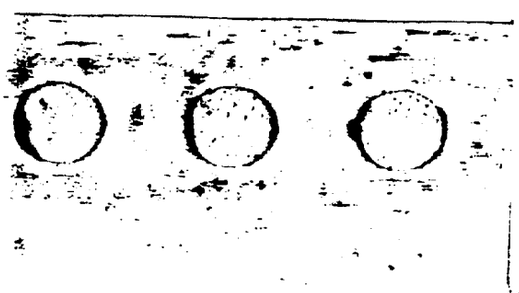
NOTARY PUBLIC
AT LARGE
Sherri D. Hollars
My Commission Expires
November 28, 1998
STATE OF TENNESSEE

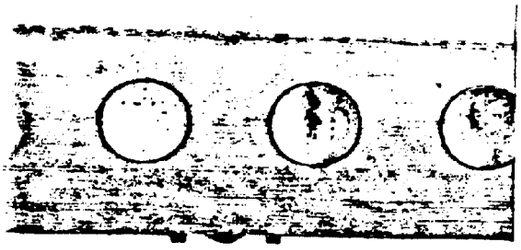
0131589
IDENTIFICATION REFERENCE

95 DEC 13 AM 10:32
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7778 12/13 0101 03 CHECK 314.25







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

RECEIVED Of _____

FOR _____

BOOK 9887 PG 131

| | | |
|---|---|---|
| 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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25

12/13/95 01 10:31 0001 7778

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

013589
IDENTIF. & REFERENCE

95 DEC 13 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 986242