BOOK 9904 PG 162

BOX #19B
G#95-12-62

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Tommy R. Burks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
TOMMY R. BURKS	UNION PLANTERS BANK	MAP 104-02
(NAME)	(NAME)	
5141 Boxcroft Place	401 Union Street	PARCEL 321
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219-2588	FB #21W-11570
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, REGINA STERN AND HUSBAND, IRVING STERN, AND ESTHER LOEB, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY R. BURKS AND WIFE, MARY KATHERINE BURKS

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. 7 on the Plan of Euclid Subdivision of a part of Lots Nos. 42 and 43, Boyd Cockrill Spring Tract, as of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of 30th Avenue North at the corner of Lots Nos. 7 and 8; thence, with the line between said lots, easterly 105.3 feet to the West margin of an alley; thence, with the margin of said alley, southerly 22 feet to the intersection of the North line of another alley; thence, with the margin of said second alley, westerly 12 feet to a turn in said alley; thence, with said alley southerly 28 feet to the corner of Lots Nos. 6 and 7; thence, with the line between said lots, westerly 93.3 feet to the East margin of 30th Avenue North; thence, with the margin of the same, northerly 50 feet to the point of BEGINNING.

BEING the same property conveyed to Regina Stern and Esther Loeb, tenants in common, by Quitclaim Deed from Chana Heitler, widow, of record in Book 6279, Page 593, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

This is improved (X) unimproved ( ) property, known as 118 30th Avenue North, Nashville, TN 37203
(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 27th day of December 19 95

Regina Stern
REGINA STERN

Esther Loeb
ESTHER LOEB

Irving Stern
IRVING STERN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REGINA STERN AND HUSBAND, IRVING STERN, AND ESTHER LOEB, UNMARRIED

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of December 19 95.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

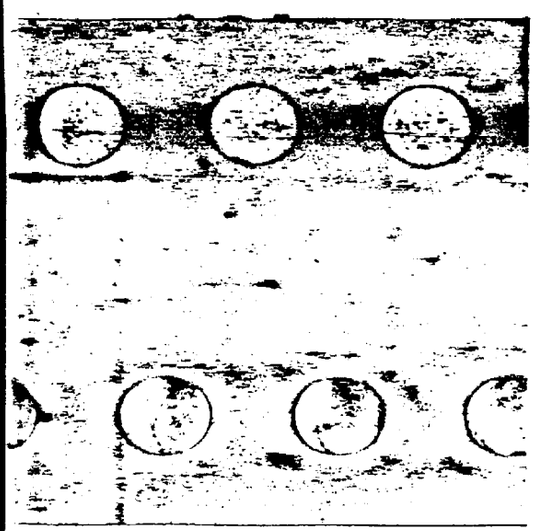
utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

IRVING Stern, spouse of the above named Regina Stern, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

0136621
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 3:59
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

3235 12/29 0101 03CHECK 501.10



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

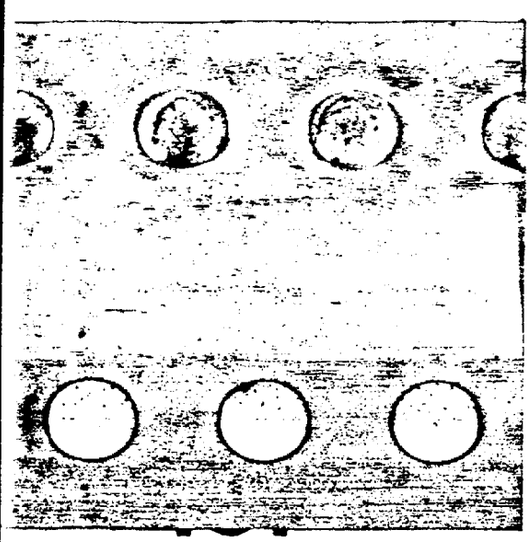
RECEIVED OF _____

FOR _____

BOOK 9904 PG 164

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 133000.00
CON TX 492.10
PRFEE 1.00
WDEED 8.00
TOTAL 501.10
CHECK 501.10

12/29/95 01 15:59 0001 3235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013662 I
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 3:
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 991614