BOOK 9907 PG 464 FILE BOX 45

WARRANTY DEED

ZANA C. PETTY 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 $ 73,000.00

Paulette Burnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paulette Burnell (NAME) Suite 5	New Owner (NAME)	MAP 111
211 DONELSON PIKE (ADDRESS)	(ADDRESS)	PARCEL 31
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	04D92612

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, Glenn E. Harding and wife, Sally A. Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paulette Burnell and husband, Don Burnell

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:

TRACT 10 according to a survey of Robert E. Francis of Murfreesoboro, Tennessee, of the property of Caesar E. Urrutia and wife, dated 8/9/86 and a certain tract of land in the 4th Civil District of Davidson County, Tennessee. BEGINNING at a concrete corp. marker set in a common line to lands formerly owned by John S. Jenkins (heirs) and M. H. Henry and wife, Lavenia Henry; the coordinates of said monument are x = 1,837.962.98, Y = 633,652.88 and is approximately 1088.45 feet north of the centerline of Stewarts Ferry Pike; also being the northeast corner of the property conveyed to the United States of America by Deed of Record in Book 3846, page 220, known as tract no. 517 in the U.S. Army Corp of Engineers J. Percy Priest Dam and Reservoir project, situated in the Fourth Civil District of Davidson County, Tennessee; thence south 6 degrees 04' 47" W 1088.45 feet to a corp. pin in the center line of Stewarts Ferry Pike; thence, with the center line of said pike S 89 degrees 50' 12" W 200 feet to a nail; thence N. 6 degrees 04' 42" E 1297.44 ft. along the dividing line between tracts 9 and 10 thence S 40 degrees 38' 30" E 273.13 feet to the point of beginning. The tract is subject to a 16.5 road R.O.W. easement adjacent and parallel with the centerline of Stewarts Ferry Pike.

BEING the same property conveyed to Glenn E. Harding and wife, Sally A. Harding by deed from Caesar E. Urrutia and wife, Christine M. Urrutia, of record in Book 7747, Page 459, Register's Office for said County.
This conveyance is subject to Restrictive Covenants of record in Book 7747, page 462, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 2343 Stewarts Ferry Road, Hermitage, TN 37076
(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 2nd day of January 19 96

Glenn E. Harding
Glenn E. Harding

Sally A. Harding
Sally A. Harding

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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 Glenn E. Harding and wife, Sally A. Harding

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 Nashville, Tennessee, this 2nd day of January, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PEITY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 _____.

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

My commission expires _____

Notary Public

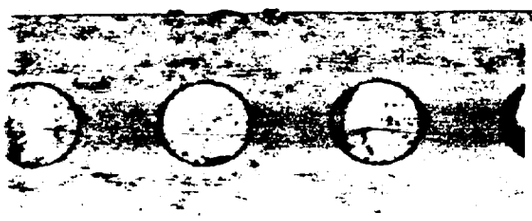
0137490

IDENTIF. A REFERENCE

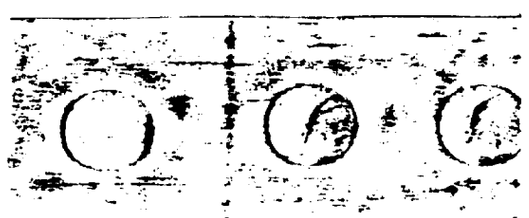
96 JAN -3 PM 12:27

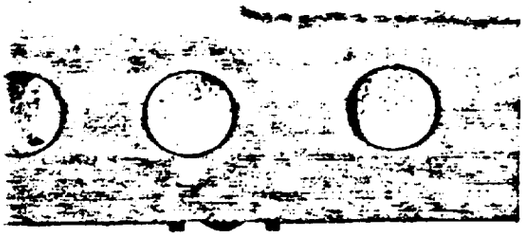
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

4164 01/03 0101 03CHECK 279.10









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/03/96 01 12:28 0001 4164

0137490
IDENTIF. # REFERENCE

96 JAN -3 PM 12:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 992529