10697-1

14-A

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BK 9928 PG 770

WARRANTY DEED

Name and Address of New Owner:
James L. Burks /6037 Cargile Road
Susan Burks Nashville, TN 37205

Send Tax Bills To:
SAME

Street Address of Subject Property:
6037 Cargile Road
Nashville, TN 37205

Map-Parcel No:
115-16-60

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM E. THOMAS, JR., AND WIFE, HEATHER C. THOMAS,** hereinafter called **"GRANTORS"** have bargained and sold and by these presents, does transfer and convey unto **JAMES L. BURKS AND WIFE, SUSAN R. BURKS,** hereinafter called **"GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 74 on the Plan of Harding Park, as of record in Plat Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to William E. Thomas, Jr., and wife, Heather C. Thomas, by deed from G. D. Craig and wife, Judith Craig, as of record in Book 8877, page 491, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee.

2. All zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to the property.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 hands this 26th day of January, 1996.

William E. Thomas, Jr.

Heather C. Thomas

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named William E. Thomas, Jr., and wife, Heather C. Thomas, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of January, 1996.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 7/26/97

1674 01/26 0101 03CHECK 728-65

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $194,500.00

Affiant

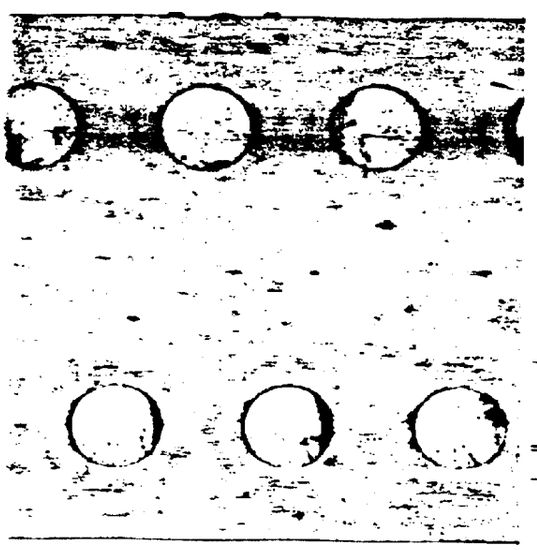
Subscribed and sworn to before me, this the 26TH day of January, 1996.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 7/26/97

0144453
IDENTIF. ↑ REFERENCE

96 JAN 26 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

pgs 9928 PG 772

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 194500.00
CON TX 719.65
PRFEE 1.00
WDEED 8.00
TOTAL 728.65
CHECK 728.65

01/26/96 01 14110 0001 1674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144453
IDENTIF. ↑ REFERENCE

96 JAN 26 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999937