SEND TAX BILLS TO: (New Owner)
Ms. Margaret Jane Burdin
535 Hunting Hills Drive
Mt. Juliet, TN 37122

This instrument Prepared
By: Jerome M. Converse
Attorney at Law
Springfield, TN 37172
(From Information Provided)

Map No. 134-13
Parcel No. 109

BOOK 9962 PG 289

THIS DEED OF CONVEYANCE executed and delivered by BILLY J. BURDIN, hereinafter called the Grantor, to MARGARET JANE BURDIN, hereinafter called the Grantee;

WITNESSETH

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, hereinafter set forth and described, I, the said Grantor, have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto said Grantee, heirs and assigns, all of my right, title and interest, the same being an undivided one-half (1/2) interest as a tenant by the entirety, it being my intention to vest in the Grantee a fee simple title as provided for in Tennessee Code Annotated § 66-1-110, in and to a tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Being lot No. 195 on the Plan of Kenilworth Estates, Section 4, as of record in book 3300, pages 34, 35 and 36, Register's Office for said County.
>
> Said lot No. 195 fronts 64 feet on the westerly side of Linbar Drive and extends back 166 feet on the northerly line and 161.1 feet on the southerly line to a dead line, measuring 89.8 feet thereon. Being the same real property conveyed by William J. Burke and wife, Elena M. Burke, to B. J. Burdin and wife, Jane Burdin, by deed of record in Book 4159, page 854, said Register's Office.
>
> This conveyance is made subject to 10-foot easement for public utilities along rear line of premises, anchor easement at northeast corner of premises, 30-foot building setback line from Linbar Drive and conditions of owners certificate, as shown on plan of record in book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 3316, page 339, Register's Office for said County.

MORTGAGEE: None

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever.

The Grantor covenants with the Grantee, heirs and assigns, that he is lawfully seized in fee of said undivided one-half (1/2) interest; that he has a good and perfect right to make this conveyance, and that said property is unencumbered.

The Grantor further covenants with the Grantee that he will warrant and defend the title in and to said interest in said real estate against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I, the Grantor herein, have hereunto set my signature, this the 28 day of FEBRUARY, 1996.

Billy J. Burdin
BILLY J. BURDIN

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY J. BURDIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28 day of FEBRUARY, 1996.

Shirley P. Stephenson
NOTARY PUBLIC

My Commission Expires: 9-8-99

SHIRLEY P. STEPHENSON NOTARY PUBLIC AT LARGE TN

0155028
IDENTIF. ↑ REFERENCE

96 FEB 29 PM 2:22
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2956 02/29 0101 01CASH
8.00