This Instrument Prepared By:

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

10102-359

9009 06/28 0101 03C-EDX 521.45

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Robert R. Burton, III	PNC Mortgage Corp.	142-10-0-148
Carol S. Burton	440 North Fairway Drive	
7404 Birkdale Place	Vernon Hills, IL 60061	
Nashville, TN 37221		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,500.00.

AFFIANT

Sworn to and subscribed before me this 27th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 4-1-97

96 JUN 28 PM 12:13

0197857

IDENTIFICATION

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, South Harpeth Construction Co., Inc. hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto Robert R. Burton, III and wife, Carol S. Burton, 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. 2 on the Final Plat of Birkdale Place, of record in Plat Book 7900, page 971, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to South Harpeth Construction Co., Inc., by Deed from Wolfgang Sauermann, of record in Book 9648, page 705, 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 it 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. Davidson County taxes for the year 1996 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map & Parcel No. 142-10 0-148.

2. All matters appearing on the Plan of Birkdale Place, of record in Plat Book 7900, page 971, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 9567, page 542, Register's Office for Davidson County, Tennessee.

4. Right -of-way agreement for public roads of record in Book 2086, page 272, Register's Office for Davidson County, Tennessee.

5. Grant of transmission line easement of record in Book 2249, page 92, Register's Office for Davidson County, Tennessee.

6. Agreement for dedication of easement for storm sewer and/or sanitary sewers of record in Book 4881, page 979, Register's Office for Davidson County, Tennessee.

7. Agreement for dedication of easements for sanitary sewers of record in Book 5258, page 250, Register's Office for Davidson County, Tennessee.

8. Agreement for dedication of sewer line of record in Book 9567, page 545, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its 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 7404 Birkdale Place, Nashville, Tennessee 37221

WITNESS our hands this 27th day of June, 1996, in Franklin, Tennessee.

South Harpeth Construction Co., Inc.
By: Jimmy Hudgins, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jimmy Hudgins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of South Harpeth Construction Co., Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and seal, this 27th day of June, 1996.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4-1-97

My Commission Expires April 1, 1997



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10102 PG 361

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 138500.00
CON TX 512.45
PRFEE 1.00
WFEE 8.00
TOTAL 521.45
CHECK 521.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/96 01 12:19 0001 9009

0197857
IDENTIFICATION REFERENCE

96 JUN 28 PM 12:13

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

No. 1056757