File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10140 PG 740

#13943

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK R. BURRESS	AMERICAN FINANCE AND INVEST.	131-6-C
(NAME)	(NAME)	
810 Huntington Circle	3609-E Chain Bridge Road	10.00CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Fairfax, VA 22030	7DA91564
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, JOHN B. BURTCHAELL, JR. AND WIFE, SUZANNE BURTCHAELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK R. BURRESS AND WIFE, MELANIE T. BURRESS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 122 on the Plan of Burton Hills Village of Huntington Tract 10, as of record in Plat Book 6250, page 612, amended in Book 6637, page 717, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John B. Burtchaell, Jr. and wife, Suzanne Burtchaell by deed from Terrence L. Cobb and wife, Patsy Cobb of record in Book 7564, page 914, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 536, Book 6644, page 1, Book 6917, page 724; (3) Dedication of record in Book 6917, page 704; (4) Charter of Incorporation of record in Book 6665, page 12, Book 6921, page 208, Book 6517, page 505, Book 6921, page 216, Book 6517, page 511, Book 6921, page 214; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 612, amended in Book 6637, page 717, said Register's Office.

0209690
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 12:30
FELIX Z. WILSHER III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 810 Huntington Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of July, 19 96

JOHN B. BURTCHAELL, JR.

SUZANNE BURTCHAELL

BOOK 10140 PG 741

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. BURTCHAELL, JR. AND WIFE, SUZANNE BURTCHAELL with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of July, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Mark R Burress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 96.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

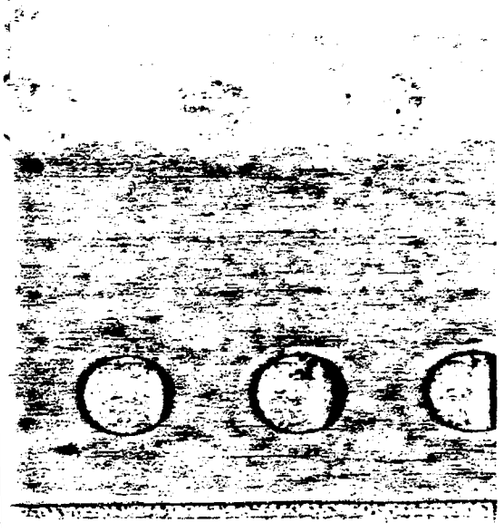
WARRANTY DEED

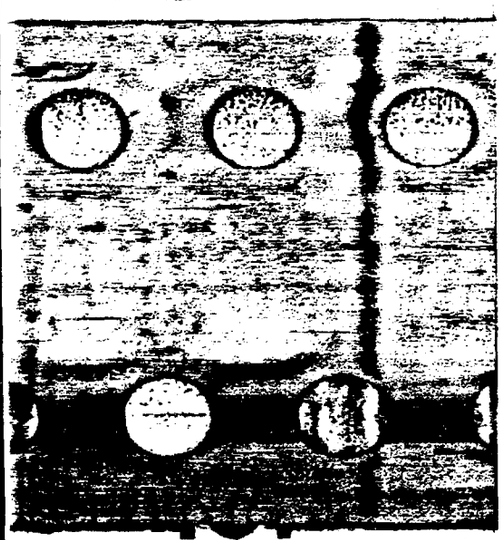
FROM
JOHN B. BURTCHAELL, JR. AND WIFE, SUZANNE BURTCHAELL

TO
MARK R. BURRESS AND WIFE, MELANIE T. BURRESS

1825 08/01 0101 02CHECK 1267.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 742

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
				340000.00
				CON TX 1258.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1267.00
				CHECK 1267.00
08/01/96	01			12:33 0001 1825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209690
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 12:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1069408