BOOK 10155 PG 940

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **August, 1996. between MARY SUE BURNETTE and JAMES M. BURNETTE, JR., WIFE AND HUSBAND, GRANTORs, and TIMOTHY C. BURNETTE, UNMARRIED, GRANTEE.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY SUE BURNETTE and JAMES M. BURNETTE, JR., WIFE AND HUSBAND, herein referred to as GRANTORs, have this day bargained, sold and do hereby transfer and convey unto the said TIMOTHY C. BURNETTE, UNMARRIED, herein referred to as GRANTEE, its successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 2307 SHADOW LANE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind himself, his heirs and representatives, to warrant forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

MARY SUE BURNETTE
Signature of Seller

JAMES M. BURNETTE, JR.
Signature of Seller

96 AUG 14 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0214305
IDENTIF. ↗ REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MARY SUE BURNETTE and JAMES M. BURNETTE, JR., WIFE AND HUSBAND**, the within named bargainors, 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, at office, this **8th** day of **August, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

TIMOTHY C. BURNETTE
2307 SHADOW LANE
NASHVILLE, TN 37216

Property Address:

2307 SHADOW LANE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Parcel #: MAP 73-5, PARCEL 112

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$33,504.30** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Timothy C. Burnette
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **August, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 4 on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 4 fronts 75 feet on the north side of Shadow Lane and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to MARY SUE BURNETTE by Deed from CONNIE G. BELL AND HUSBAND, ET AL, of record in Book 10058, page 463, Register's Office for DAVIDSON County, Tennessee. MARY SUE BURNETTE subsequently conveyed an interest to her husband, JAMES M. BURNETTE, JR., as tenants by the entirety, by Quitclaim Deed of record in Book 10058, page 467, said Register's Office.

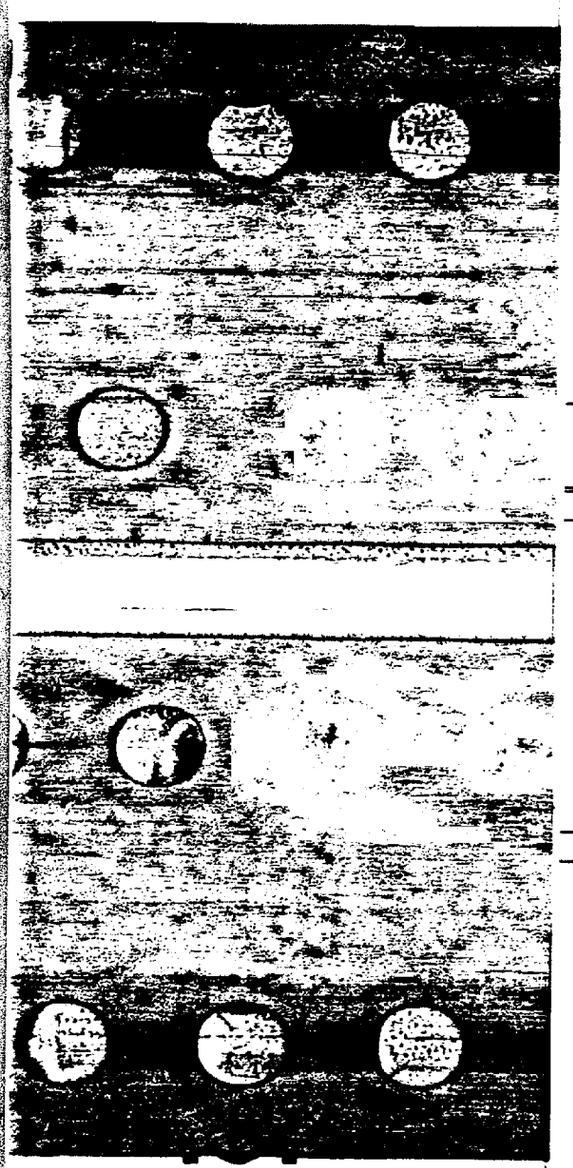
EXHIBIT 'A'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 73-5, PARCEL 112, 552.38).

2. All matters set forth on the Plan of record in Book 1835, page 42, Register's Office for Davidson County, Tennessee, which plan shows a 40-foot minimum building setback line from Shadow Lane and a 30-foot public utility and drainage easement along the northeast lot lines.

3. Restrictive Covenants contained in instrument of record in Deed Book 1835, Page 42, Register's Office for DAVIDSON County, Tennessee.

6782 08/14 0101 03CHECK 136.95



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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 943

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 33504.30
				CON TX 123.95
				PRFEE 1.00
				WDEED 12.00
				TOTAL 136.95
				CHECK 136.95
			08/14/96 01	09:25 0001 6782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214305
IDENTIF. ← REFERENCE

96 AUG 14 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019360