BOOK 10211 PG 475

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry G. Burton, et al 2708 Dickerson Pike Nashville, TN 37207	Same as New Owner	Map 60-15 Parcel 14 Field Book 12DZ 47900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARLOWE ROWE and wife, FREDA ROWE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto TERRY G. BURTON and LAWRENCE NEAL JOHNSON, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their 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 part of Lot No. 5 on the Plan of a Subdivision of the Ken K. Hart Property, as of record in Book 421, page 16, Register's Office for said County, and more particularly described as follows:

BEGINNING on the westerly margin of Dickerson Road at a point 433 feet north of the northerly margin of Lemuel Avenue; thence northwardly with the westerly margin of Dickerson Road, 200 feet to a point; thence westwardly 150 feet to a point; thence southwardly parallel with the west line of Dickerson Road 200 feet to a point; thence eastwardly 150 feet to the point of beginning.

BEING the same property conveyed to Marlowe Rowe and wife, Freda Rowe, by deed from U-Haul Co. of Nashville, a Tennessee Corporation, of record in Book 6564, page 37, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2708 Dickerson Pike, Nashville, TN 37207.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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 WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, at closing by the Escrow Closing Attorney.

2. Restrictive Covenants of record in Book 6564, page 37, said Register's Office.

3. The Plan of record in Book 421, page 16, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our 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.

WITNESS our hands on this the 30th day of September, 1996.

"GRANTORS"

MARLOWE ROWE

FREDA ROWE

"GRANTEES"

TERRY G. BURTON

LAWRENCE NEAL JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLOWE ROWE and wife, FREDA ROWE, and TERRY G. BURTON and LAWRENCE NEAL JOHNSON, 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 the 30th day of September, 1996.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of September, 1996.

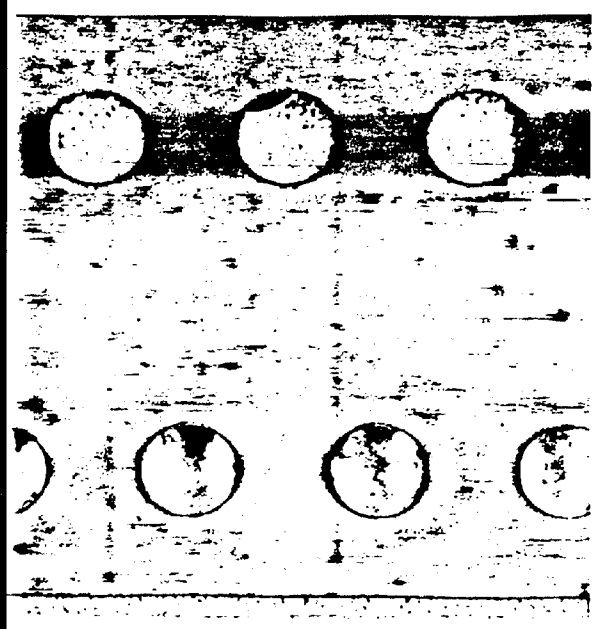
NOTARY PUBLIC

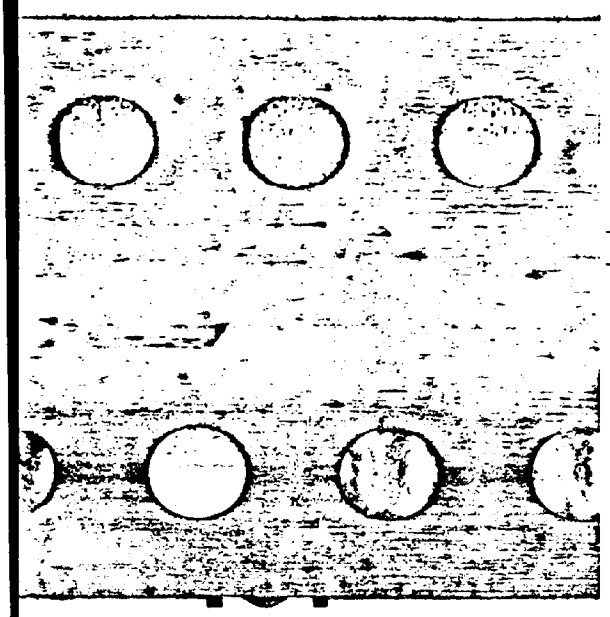
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 OCT -2 AM 8:45
FELIX Z. WILSTER
DAVIDSON COUNTY, TN.

5423 10/02/1101 03CHECK 379.00

0231805
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00
10/02/96 01 09:46 0001 5423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -2 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0231805
IDENTIF. & REFERENCE

№ 1072505

No [redacted]