BOOK 10272 PG 386

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Fireway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon K. Ikard (NAME)	First Union Mortgage Corporation (NAME)	MAP 75-11
4305 Andrew Jackson Parkway (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	PARCEL 242
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Raleigh, NC 27601-2919 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Anthony Ray Burr and wife, Joi Lynn Burr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon K. Ikard, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 64-B on the Plan of Zone Lot Division of Lots 49-62, 64 & 65, 67-69, 71-73, 75-77 and 79, Rachel's Square, Section Two, of record in Plat Book 6250, page 541, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joi Lynn Burr and husband, Anthony Ray Burr by deed from Resolution Trust Corporation as Receiver for Metropolitan Federal Savings & Loan Association, of record in Book 8879, Page 24, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6455, Page 135; Book 6619, page 777; Book 8030, page 954; Book 6519, page 512; and Plat Book 6250, page 541, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 6619, Page 782, said Register's Office.

9692 11/26 0101 03CHECK 216.20

unimproved ( )
This is improved (X) property, known as 4305 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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. 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.

Witness our hand s this 20th day of November, 19 96

Anthony Ray Burr

Anthony Ray Burr

Joi Lynn Burr

Joi Lynn Burr

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Ray Burr and wife, Joi Lynn Burr

the bargainor S 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 and official seal at Nashville, Tennessee, this 20th day of November, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

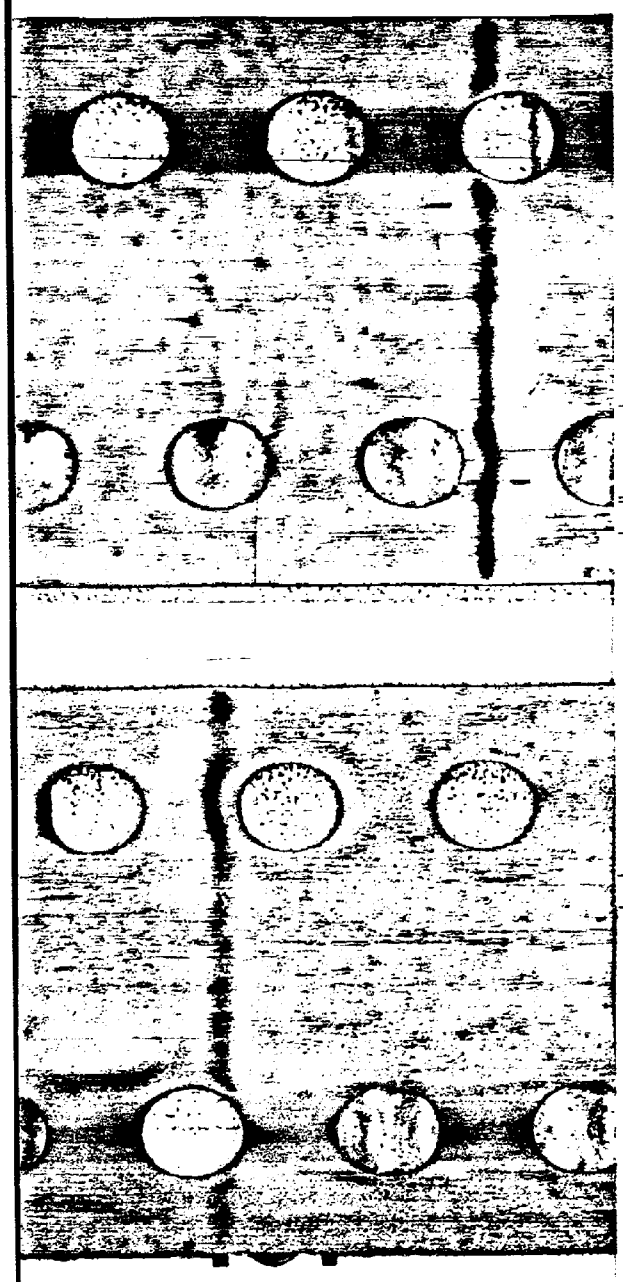
Notary Public

0250500

IDENTIFICATION REFERENCE

96 NOV 26 PM 2:56

REGISTER
DAVIDSON COUNTY, TN.



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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

11/26/96 01 14:58 0001 9692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250500
IDENTIFICATION REFERENCE

96 NOV 26 PM 2:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1092378