BOOK 10314 PG 529

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Sheryl Ann Brinkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF January 19 97

Diane Mellon
Notary Public

MY COMMISSION EXPIRES: 11-25-2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sheryl Ann Brinkley (NAME) | First Union Mortgage Corporation (NAME) | MAP 119-14 |
| 188C Radnor Street (ADDRESS) | Reflections III, Suite 200 (ADDRESS) | PARCEL 256 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Virginia Beach, Virginia 23452 (CITY) (STATE) (ZIP) | 6DA30368 |

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, William F. Burgess and wife, Tina R. Burgess

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheryl Ann Brinkley, 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 Part of Lot A, William Lee Subdivision of Roth Property A.K.A. Lot 2 on the Resubdivision of Lot A, described according to a survey by Hickerson-Miller Surveyors, Dated 4-3-58 (not of record) as shown in Deed Book 9691, Page 504, Register's Office, Davidson County, Tennessee.

Said part of Lot A fronts 80 feet on the northerly margin of Radnor Street, thence leaving said Radnor Street on the west lot line of the herein described part of Lot A, 175.6 feet to a point, thence in a easterly direction 80 feet to a point, thence southerly 176.7 feet to the point of beginning.

Being part of the same property conveyed to William F. Burgess and wife, Tina R. Burgess by deed from Mary M. Taylor, a widow of record in Book 9691, Page 504, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 188C Radnor Street, Nashville, TN 37211
(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 2nd day of January, 19 97

William F. Burgess

William F. Burgess

Tina R. Burgess

Tina R. Burgess

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 William F. Burgess and wife, Tina R. Burgess

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 2nd day of January 19 97.

Commission expires 11-25-2000

Notary Public

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

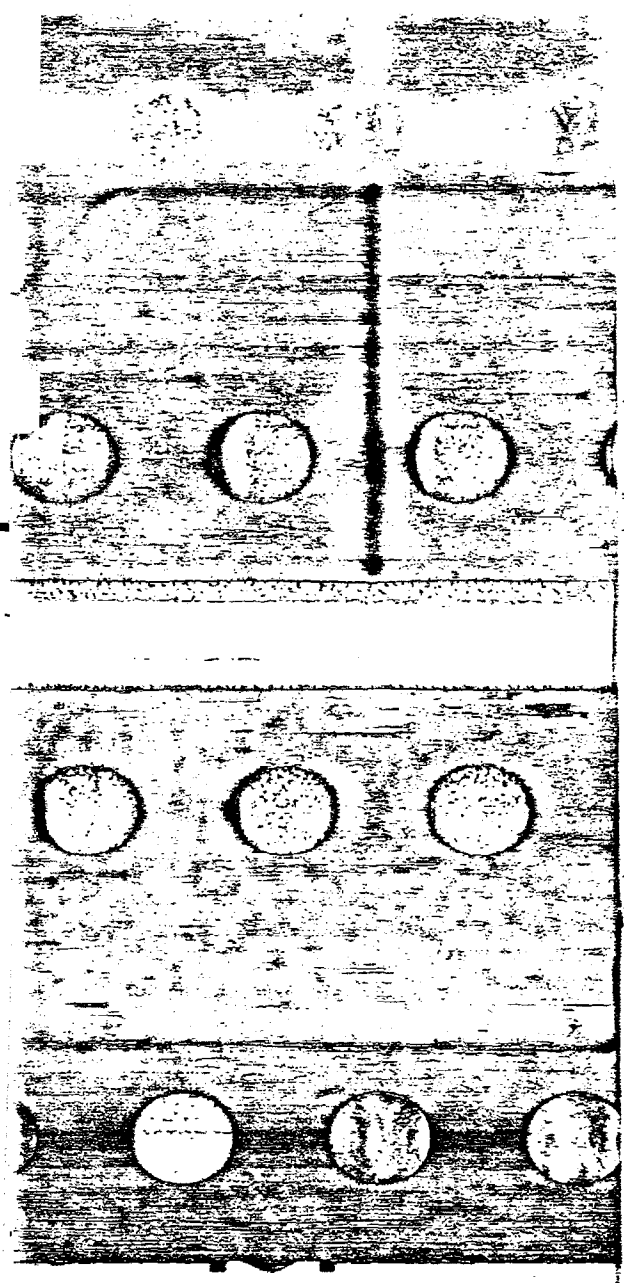
0262549
IDENTIF. # REFERENCE

97 JAN -8 PM 1:08
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ID



3099 01/08 0101 03CHECK 305.00



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 531

| | | |
|---|---|---|
| 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 | 80000.00 |
| | | | CON TX | 296.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 305.00 |
| | | | CHECK | 305.00 |
| 01/08/97 | 01 | 13:08 | 0001 | 3099 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262549
IDENTIF. # REFERENCE

97 JAN -8 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

(D)

**No.** 1105628