14679
First Title and Escrow Co., Inc.

# WARRANTY DEED

BOX 1

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10472 PG 993

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| REBECCA U. BURNS (NAME) | FRANKLIN AMERICAN MORTGAGE CO. (NAME) | 172-8-A |
| 5813 Labrador Lane (STREET ADDRESS OR ROUTE NUMBER) | 214 Overlook Court, Ste. 150 (STREET ADDRESS) | 6 |
| Nashville, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP) | 5D63708 |

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, KATHARINE C. BRYAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBECCA U. BURNS, unmarried

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. 6 on the Plan of Section 1 Hunters Branch, as of record in Plat Book 6250, page 513, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Katharine C. Bryan, unmarried by deed from Philhall Corporation of record in Book 6751, page 389, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6601, page 7; (3) By-laws of record in Book 6632, page 429; (4) Dedication of common area of record in Book 6612, page 885; (5) Charter of record in Book 6632, page 424, amended in Book 8923, page 318; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 512 and 513, said Register's Office.

97 MAY 30 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6985 05/30 0101 03CHECK 345.70

IDENTIF. ↑ REFERENCE 0310297

This is improved (XX) unimproved ( ) property, known as 5813 Labrador Lane, Nashville, Tennessee 37013

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 May, 19 97.

Katharine C. Bryan
KATHARINE C. BRYAN

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

BOOK 10472 PG 994

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

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of May, 19 97.

My commission expires 7/22/2001 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 $ 91,000.00

Rebecca U. Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 97.

MY COMMISSION EXPIRES: 4/22/2001 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

WARRANTY DEED

FROM

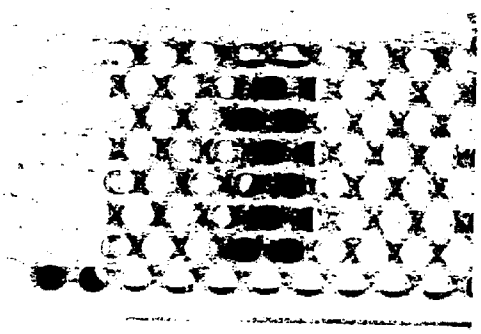
KATHARINE C. BRYAN

TO

REBECCA U. BURNS

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 _____

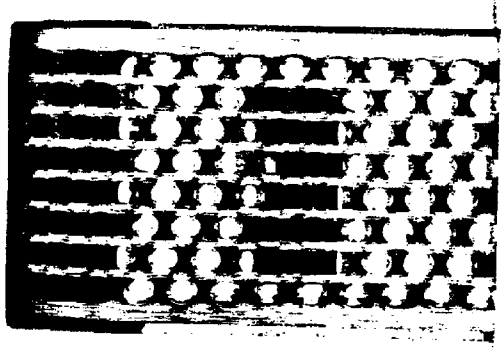
Book 10472 Pg 995

| | | |
|---|---|---|
| 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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70
05/30/97 01 15:58 0001 6985

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



03102997
IDENTIF. REFERENCE

97 MAY 30 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1156940

VOID

BOOK 10472 PG 996

BOOK 10472 PG 997

BOOK 10472 PG 998

BOOK 10472 PG 999

5-30-97

[redacted]

VOID

BOOK 10472 PG 996

BOOK 10472 PG 997

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BOOK 10472 PG 999

5-30-97