BOOK 10513 PG 781

BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Michael Terry Burkhalter
Affiant

Subscribed and sworn to before me, this 30th day of June, 1997.

Notary Public

My Commission Expires: 4/2

Address New Owner As Follows:
Michael Terry Burkhalter and
wife, Peggy Canon Burkhalter
146 Prospect Hill
Nashville, TN 37205

Send Tax Bills To:
PNC Mortgage Corp. of America
320 Interstate North Parkway
Atlanta, GA 30339

Map-Parcel Number:
116-08-0F 146.00
7DA 74926

9796 07/01 0101 03CHECK 1493.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. BEARD AND WIFE, JANE C. BEARD,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL TERRY BURKHALTER AND WIFE, PEGGY CANON BURKHALTER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 146, as shown on the Revised Plan of Sugartree, Phase 3, of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James S. Beard and wife, Jane C. Beard by deed from Hugh W. Entrekin and wife, Laura K. Entrekin, of record in Book 8410, page 499, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instruments of record in Book 4857, page 157, as amended in Book 4911, page 356 and Book 4996, page 126; Book 5003, page 688, as made applicable in Book 5987, page 220, and further amended in Book 5152, page 401; Book 5514, page 138 and Book 5691, page 61, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5050, pages 67 - 71, Register's Office for said County.

4. Easements affecting the common area of record in Book 3400, page 63; Book 4005, page 367 and Book 7061, page 100, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 146 Prospect Hill, Nashville TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of June, 1997.

James S. Beard

Jane C. Beard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES S. BEARD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE C. BEARD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

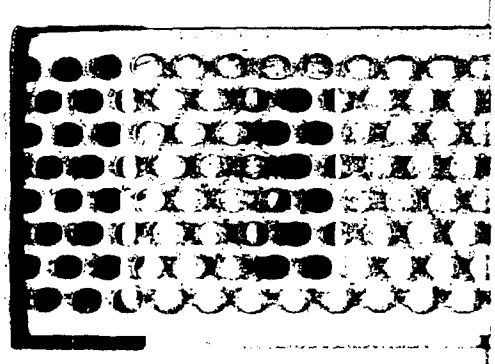
WITNESS my hand, at office, this 30th day of June, 1997.

Notary Public

My Commission Expires: 11/27/99

0322007
IDENTIF. A REFERENCE

97 JUL -1 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10513 PG 784

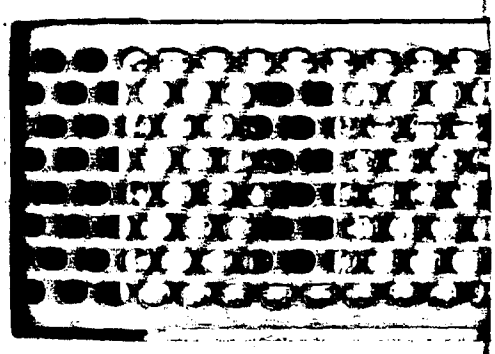
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
TOTAL 1493.00
CHECK 1493.00

07/01/97 01 15:59 0001 9796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322007

IDENTIF. ↑ REFERENCE

97 JUL -1 PM 3:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169580