18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **June, 1997** between WANDA M. BURNETTE, A MARRIED PERSON, GRANTOR, and PAUL R. HRABOSKY and GRACE MARIE HRABOSKY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WANDA M. BURNETTE, A MARRIED PERSON, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto PAUL R. HRABOSKY and GRACE MARIE HRABOSKY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 407 ROSEBANK AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR covenants that this is not marital property and her estranged spouse, Charles T. Burnette, has no interest in and to the said property, the said Charles T. Burnette having relinquished all of his marital rights in instrument of record in Book 8517, page 797, said Register's Office.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Wanda M. Burnette

WANDA M. BURNETTE
Signature of Seller

0324441
IDENTIF. # REFERENCE

97 JUL -9 PM 12:15
REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WANDA M. BURNETTE, A MARRIED PERSON, TRUSTEE, the within named bargainors, 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 **27th** day of **June, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

PAUL R. HRABOSKY and GRACE MARIE HRABOSKY
407 Rosebank Ave
Nashville Tn 37206

Property Address:

407 ROSEBANK AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

NORTH AMERICAN MORTGAGE COMPANY
P.O. Box 50503
Petaluma, Ca 94975-8031

Map & Parcel #: MAP 83-7, APRCEL 276

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **June, 1997.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 9 and the west 16 feet front and 18.8 feet rear of Lot No. 10 on the Map of Roselawn, as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of Rosebank Avenue 16 feet east of the common corner of Lots Nos. 9 and 10; thence with the margin of said Avenue, westerly 112 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.3 feet to a point in the easterly margin of Beechmont Place; thence along the margin of the same, around a slight curve, southerly 115.8 feet to the corner of Lot No. 13; thence with the line between Lots Nos. 9 and 13, northeasterly 105.8 feet to the corner of Lot No. 10; thence with the line between Lots Nos. 10 and 13, southeasterly 18.8 feet to a point, being the southwesterly corner of the property conveyed to Robert H. Anderson and wife by deed from Barry-Cockrill Company, of record in Book 2144, page 215, said Register's Office; thence along Anderson's west line, northerly 102.7 feet to the point of beginning.

Being the same property conveyed to WANDA M. BURNETTE, A MARRIED PERSON, by Deed from ESTATE OF OTHO O. MANNERS, DECEASED, of record in Book 8517, page 794, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

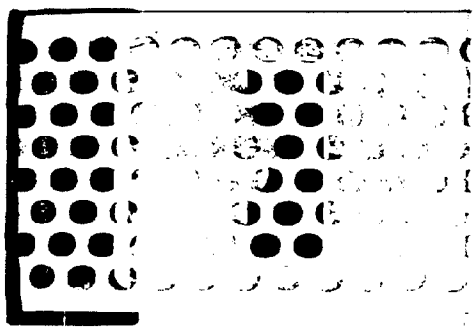
1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 83-7, APRCEL 276, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 713.25).

2. All matters as set forth on the Plan of record in Plat Book 2133, page 1, said Register's Office, which plan includes(as to Lot 9) a 30-foot minimum building setback line from Rosebank Avenue; a 30-foot minimum building setback line from Beechmont Place; a 10-foot public utility and drainage easement along the southern lot line; (as to Lot 10) a 35-foot minimum building setback line from Rosebank Avenue and a 10-foot public utility and drainage easement along the southern lot line.

3. A perpetual easement for use of public utilities along the rear of Lot 9 and 10, of record in Deed Book 2089, Page 294, Register's Office for DAVIDSON County, Tennessee.

BOOK 10523 PG 200

2403 07/09 0101 03CHECK 331.13



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

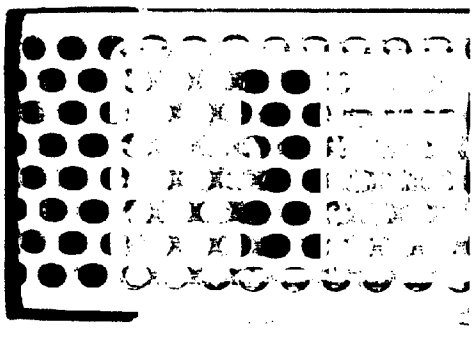
BOOK 10523 PG 201

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 84900.00
CON TX 314.13
PRFEE 1.00
WDEED 16.00
TOTAL 331.13
CHECK 331.13
07/09/97 01 12:16 0001 2403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0324441
IDENTIF. ↑ REFERENCE

97 JUL -9 PM 12:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1172157