10526

BOOK 10526 PG 136

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 1997.

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~ 1-20-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmy L. Wishum	First American National Bank	150-53
(NAME) 3230 Smith Springs Road	(NAME) First American Center	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville,Tennessee 37209	
(CITY) (STATE) (ZIP)	(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, **SARAH E. BURNETT, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMY L. WISHUM** 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:

A tract of land in the 2nd civil district on Nashville, Davidson County, Tennessee, bounded on the west and north by Hough on the east by Chatham Pointe Subdivision and Charlton and on the south by Smith Springs Road and being described according to a survey of the remainder of the Robert C. Burnett & wife property recorded in Deed Book 3644, Page 73 R.O.D.C., TN. done by John McCormick TN, R.L.S. #674 dated 3/25/97 more particularly as follows:

Beginning at a point in the northerly margin of Smith Springs Road said point being the southwest corner of the Jackie Charlton property (Book 5353, Page 867, R.O.D.C., TN) and the southeast corner of the herein described tract; thence with said Charlton the following two calls:

N 09 degrees 18 minutes 11 seconds east 236.70 feet to a point; S 81 degrees 47 minutes 56 seconds east 200.00 feet to a point in the westerly boundary of Chatham Pointe Subdivision (Book 6900, Page 447, R.O.D.C., TN); thence with said Chatham Pointe Subdivision N 08 degrees 09 minutes 16 seconds E 503.29 feet to a point in the south line of the Peter Hough property (Book 8318, Page 867 R.O.D.C., TN); thence with said Hough the following three calls: N 81 degrees 10 minutes 36 seconds W 1024.21 feet to a point; S 60 degrees 52 minutes 01 seconds E 267.17 feet to a point; S 26 degrees 37 minutes E 832.11 feet to a point in the northerly margin of Smith Springs Road; thence with said northerly margin S 81 degrees 47 minutes 56 seconds E 72.13 feet to the point of beginning containing 8.208 acres more or less.

Being part of the same property conveyed to Robert C. Burnett by deed of record in Book 3644, Page 73 said Register's Office. Said property is now vested in Sarah Brunett by the will of Robert Burnett Davidson probate No. 95-1632.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 3230 Smith Springs Road, Antioch, TN 37013
(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 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 my/our hand(s) this 25th day of June, 1997.

BOOK 10526 PG 137

Sarah E. Burnett

Sarah E. Burnett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Sarah E. Burnett, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 25th day of June, 1997

Commission expires: October 9, 1999

Lori Holloway

Lori Holloway Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

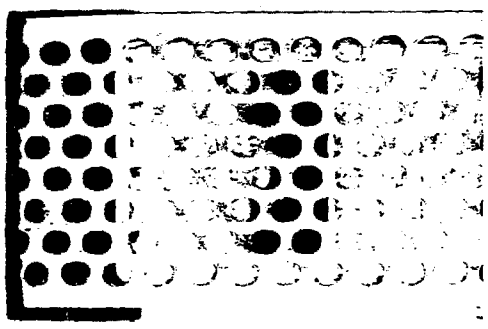
0325245

IDENTIF. & REFERENCE

97 JUL 11 PM 1:33

ELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3278 07/11 0101 02CHECK 423.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

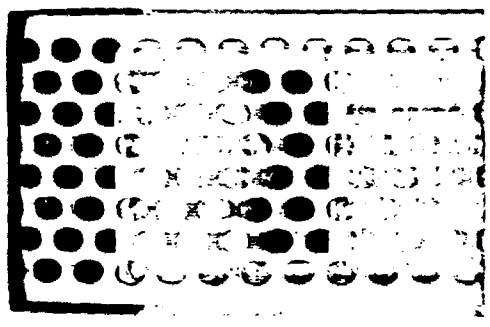
BOOK 10526 PG 138

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
112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40
07/11/97 01 13:30 0001 3278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0325245

IDENTIF. ▲ REFERENCE

97 JUL 11 PM 1:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1173024