RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

BOOK 10601 PG 368

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 **3rd** day of **September, 1997** between GLADYS BURNETTE, A WIDOW, UNMARRIED, GRANTOR, and THOMAS M. BLACK, TRUSTEE OF THE ROSS FAMILY TRUST, GRANTEE.

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, GLADYS BURNETTE, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto THOMAS M. BLACK, TRUSTEE OF THE ROSS FAMILY TRUST, hereinafter referred to as GRANTEE, its 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 1138 BUBBLING WELL ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE 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 themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

Gladys Burnette

GLADYS BURNETTE
Signature of Seller

97 SEP -9 AM 10:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

03465566

IDENTIFICATION REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GLADYS BURNETTE, A WIDOW, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **September, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

THOMAS M. BLACK, TRUSTEE OF THE ROSS FAMILY TRUST

Property Address:

1138 BUBBLING WELL ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-15, PARCEL 222

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 **$10,000.00** 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.

Ella W. Woodall
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **September, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BOOK 10601 PG 370

Lot No. 82 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tom T. Anderson and wife, GLADYS BURNETTE, by Deed from KINGSWAY GREENS OF AMERICA, INC., of record in Book 1454, page 099, Register's Office for DAVIDSON County, Tennessee. The said Tom T. Anderson having since died, the property vests by operation of law in his surviving spouse, GLADYS BURNETTE, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 43-15, PARCEL 222, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 54.25).

2. All matters as set forth on the Plan of record in Plat Book 3842, page 227, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 4280, Page 68
Register's Office for DAVIDSON County, Tennessee.

6503 09/09/98 0101 02CHECK 50.00

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

RECEIVED OF _____

FOR _____

BOOK 10601 PG 371

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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	12.00
TOTAL	50.00
CHECK	50.00

09/09/97 01 10:06 0001 6503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0346566
IDENTIF. & REFERENCE

97 SEP -9 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1195964