This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 283671

BOOK 10685 PG 542

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Grant Ezell	Same	Field Book 09D 79697
(NAME) **7213 Wexford Point**	(NAME)	Map 141-15-D
(STREET ADDRESS OR ROUTE NUMBER) **Nashville, TN 37221**	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michael J. Burke and spouse, Doris A. Burke *have this day bargained and sold, and do hereby transfer and convey unto the said* **William Grant Ezell and Kathy M. Ezell** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* **Davidson** *County,* **Tennessee** *as follows:*

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of "Sheffield" on the Harpeth - Phase 1, of record in Book 6900, pages 10 & 11, Register's Office for said County.

Said Lot No. 26 fronts 31.25 feet on the southerly margin ofWexford Point and extends back 127.91 feet on the northwesterly line and 161.47 feet on the broken southeasterly line to a dead line in the rear, measuring 140.46 feet thereon.

Being the same property conveyed to Michael J. Burke and spouse, Doris A. Burke, by Warranty Deed from Thomas R. Vorholt and spouse, Connie L. Vorholt, of record in Book 8611, page 182, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 14th *day of* November *19* 97

My commission expires: 12-16-98 *(Affix Seal)*

The actual consideration or value whichever is greater, for this transfer is $169,500.00

Kathy M. Ezell
Affiant

David Bragg
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) property, known as 7213 Wexford Point, Nashville, TN 37221 *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 our hand this 14th *day of* November, *1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael J. Burke
Michael J. Burke

Doris A. Burke
Doris A. Burke

BOOK 10685 PG 543

STATE OF ~~Tennessee~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Mecklenburg

BK 10685 PG 543

Personally appeared before me, Rosemary L. Andrews, *a Notary Public in and for said County and State,* ~~Union County, North Carolina~~ Michael J. + Doris A. Burke, *the within named bargainor* Michael J & Doris A Burke, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Charlotte, North Carolina, *this* 19th *day of* August, *1997.*

ROSEMARY L. ANDREWS
Notary Public, State of North Carolina
Qualified in Union County
My Commission Expires: April 17, 2001

Rosemary L. Andrews
Notary Public

My Commission Expires: ~~April 17, 2001~~

STATE OF ~~Tennessee~~ North Carlina
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Before me, Rosemary L. Andrews, *a Notary Public of the State and County aforesaid, personally appeared* Michael J & Doris A. Burke, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in Charlotte, North Carolina, *this* 19th *day of* August, 1997.

ROSEMARY L. ANDREWS
Notary Public, State of North Carolina
Qualified in Union County
Commission Expires: April 17, 2001

Rosemary L. Andrews
Notary Public

My Commission Expires: _____

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 945 and Book 7145, page 964, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 6900, page 10 and 11, in said Register's Office.

4. The Mortgage Loan Inspection by John Kohl & Co., P.C., dated March 31, 1992, discloses that subject property is located in an area designated as "Special Flood Hazard" on the latest national flood insurance program maps available to the surveyor as of said date.

5. The Mortgage Loan Inspection by John Kohl & Co., P.C. dated March 31, 1992, discloses that the concrete drive and the corner of the house encroach on the utility easement.

6. Subject to rights of others in and to the common areas/elements.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM

TO

2133 11/17 0101 03CHECK 636.15

MAIL ENV.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

97 NOV 17 AM 10:08

IDENTIFICATION REFERENCE

0370244

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10685 PG 544

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 169500.00
CON TX 627.15
PRFEE 1.00
WDEED 8.00
TOTAL 636.15
CHECK 636.15

11/17/97 01 10:11 0001 2133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0370244
IDENTIF. ↑ REFERENCE

97 NOV 17 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1221291