BOOK 10705 PG 898

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 97

_____
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison St. Ste. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammy Burnett (NAME)	Same as New Owner (NAME)	MAP 71
1175 Green Acres Rd. ~~1851 Joy Circle~~ (ADDRESS)	(ADDRESS)	GROUP 8
Joelton, TN 37080 ~~Nashville, TN 37207~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 320

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, Frances Russell Legan, only heir-at-law of Johnson Russell, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammy Burnett and wife, Brenda Burnett

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:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Joywood, as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 50 feet on the westerly side of Joy Circle and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Johnson Russell and wife, Ruth Russell by Installment Deed from A. E. Killer and wife, Mildred O. Killer, of record in Book 1645, Page 350, Register's Office for Davidson County, Tennessee.

97 DEC -3 AM 9:14
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

6421 12/03 0101 03CHECK 129.25

0375874
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1851 Joy Circle, Nashville, TN 37207
(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 and 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 hand this 1st day of December, 19 97

Frances Russell Legan
only heir-at-law of Johnson Russell

BOOK 10705 PG 899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Russell Legan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 1st day of December 19 97.

Commission expires May 23, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

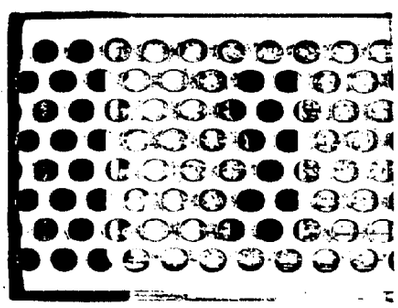
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

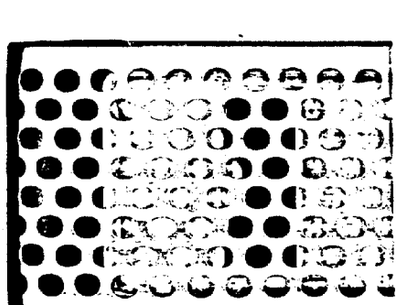
BOOK 10705 PG 900

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 8.00
TOTAL 129.25
CHECK 129.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 14 0001 6421



0375874
IDENTIF. A REFERENCE

97 DEC -3 AM 9:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1227246