32

BOOK 10866 PG 529

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 1-20-01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary J. Presley	CTX Mortgage Company	155-8C
(NAME)	(NAME)	
7208 Poplar Creek Trace	P.O. Box 19000	78CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Dallas, Texas 75219	9D 80324
(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, Todd Anthony Burke and wife, Amy McGinnis Burke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary J. Presley

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:

BEING Lot No. 78 on the Poplar Creek Estates, Phase 2 as of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd Anthony Burke and wife, Amy McGinnis Burke by deed from Donald W. Johnson and wife, Kay B. Johnson of record in Book 9419, page 393, Register's Office for Davidson County, Tennessee.

Charter for Poplar Creek Homeowner's Association recorded in Book 7120, page 125, said Register's Office.

Subject to restrictions of record in Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648 and Book 7964, page 33, said Register's Office.

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

IDENTIFICATION REFERENCE

98 APR -1 PM 4:12

DAVIDSON COUNTY, TN.

04200147

unimproved ( )
This is improved (X) property, known as 7208 Poplar Creek Trace, Nashville, Tennessee 37221
(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 our hand S this 31st day of March 19 98

Todd Anthony Burke

Amy McGinnis Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10866 PG 530

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Anthony Burke and wife, Amy McGinnis Burke

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 31 day of March, 19 98

Commission expires 5-2-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

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 _____ 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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

4207 04/01 0101 03CHECK 612.10

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

RECEIVED OF _____

FOR _____

BOOK 10866 PG 531

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
163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0420047
IDENTIF. # REFERENCE

98 APR -1 PM 4:12

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

No. 1274467