Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1495

Return to:
Premier Title & Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

WARRANTY DEED

BOOK 11001 PAGE 62

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ewing W. Bess Jr.**, and wife **Christine M. Bess**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew M. Burton II, and wife Martha W. Burton**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 35 on the Plan of Ragland Estates, as of record in Book 2663, Page 104, Register's Office for said County.

Said Lot No. 35 fronts 120 Feet on the east side of Ragland Drive, and runs back 321.0 feet on the North Line and 273 feet on the south line. to a dead line in the rear on which it measures 217.1 feet.

Being the same property conveyed to Ewing W. Bess Jr and Christine M. Bess by deed of record in Book 2960, page 535, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0457538
IDENTIF. & REFERENCE

98 JUL -1 AM 10:41
DAVIDSON COUNTY, TN.

MAIL ENV.

REC'T 07/01 01:01 03CHECK 788.00

This is improved property, known as: 5004 Ragland Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 1998

Ewing W. Bess Jr.

Christine M. Bess

State of Tennessee)
County of Davidson)

On this the 30th day of June, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Ewing W. Bess Jr. and Christine M. Bess**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 4/27/99

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$210,000.00**.

Affiant

Sworn and subscribed before me on this the 30th day of June, 1998.

Notary Public

My Commission Expires: 11/27/99

NEW OWNER:
Andrew M. Burton II
5004 Ragland Drive
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 64

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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 788.00
CHECK 788.00

07/01/98 01 10:41 0001 8297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457538
IDENTIF. ← REFERENCE
98 JUL -1 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1314082