After Recording Return To:
Title Enterprises Service Co..
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

BOOK 11028 PAGE 312

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **KIMBERLY C. NEWSON,** now known as **KIMBERLY C. JOHNSON, AND HUSBAND, JERRY WAYNE JOHNSON,** hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **FRANKIE BURDEN, AND WIFE, VALERIE BURDEN,** hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF:

6122 07/21 0101 03CHECK 366.50

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s),their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and binds his/her heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees,his/ her ~~heirs and~~ assigns, against the lawful claims of all person, whomsoever.

Witness my hands this 15th **day of** July, **19** 98.

Kimberly C. Newsom Johnson
Kimberly C. Newsom Johnson

Jerry W. Johnson
Jerry Wayne Johnson

0464845
IDENTIF. ▲ REFERENCE

98 JUL 21 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KIMBERLY C. NEWSOM now known as KIMBERLY C JOHNSON and husband JERRY WAYNE JOHNSON,** to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed of same to be the free act and deed for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 1998.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00,

Frankie R. Burden
Affiant

Subscribed and sworn to before me this 15th **day of** July **,1998.**

Lola A. Taylor
Notary Public

My commission expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill Drive, Ste #114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: Map51/Group12/Parcel 76.00

ADDRESS NEW OWNER:

FRANKIE BURDEN
322 East Due West Avenue
Madison, TN 37115

SEND TAX BILLS TO:

Franklin American Mortgage Co.,
214 Overlook Court, Ste #150
Brentwood, TN 37027

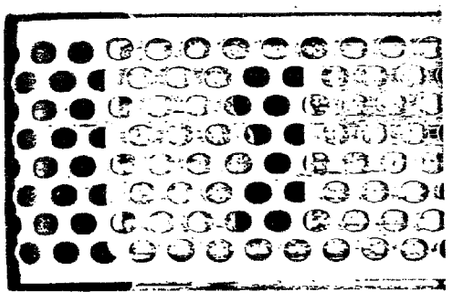
"Exhibit A"

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 10 on the unrecorded Map of the Core Subdivision, and more particularly described according to a survey thereof made in 1946 by Anderson & Gee, Surveyors, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots No. 9 and 10; thence with the line between said lots, southwardly 150 feet to a point; thence eastwardly 75 feet to the corner of Lot No. 11; thence with the line between Lots Nos. 10 and 11, northwardly 150 feet to the southerly margin of Due West Avenue; thence with the margin of the same, westwardly 75 feet to the point of beginning.

Being the same property conveyed to Kimberly C. Newsom, unmarried, from Marilyn Dawn Davidson Jenkins and Michael Blair Ashworth and Amanda Blair Ashworth, Heirs of Charles L. Davidson by Warranty Deed, dated February 6, 1987 and recorded February 12, 1987, Book 7135, Page 428, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 11028 PAGE 315

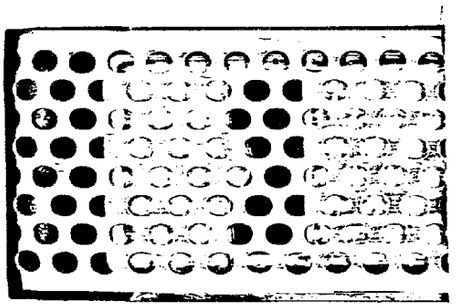
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	366.50
CHECK	366.50

07/21/98 01 10:57 0001 6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0464845
IDENTIF. # REFERENCE
98 JUL 21 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321792