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318

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Robert P. Burkett		
Vera L. Burkett	**SAME**	**49-132**
5134 Buena Vista Pike		
Nashville, TN 37218		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $87,000.00.

Affiant

Subscribed to and sworn before me this 7th day of October, 1998.

Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WONN ERIC LUSAIN, unmarried, WILLIAM E. LUSAIN and wife, ETHELYN R. LUSAIN, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said ROBERT P. BURKETT and wife, VERA L. BURKETT, hereinafter called "GRANTEES", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A small tract of land in the 12th District of Davidson County , Tennessee, and described according to a survey made by Geo. W. Watkins, Surveyor, March 27, 1953, as follows:

Beginning at a point in the center line of Buena Vista Pike 253.6 feet north of the northwest corner of the school lot, being the northwest corner of the property conveyed to Saad by deed of record in Book 2103, page 298, Register's office for said County; thence with Saad's north line, North 71 deg. 30' East 570 feet to the center line of Whites Creek; thence with the center line of the same North 18 deg. East 110 feet more or less to a point; thence South 74 deg. 15' West 640 feet to a point in the center line of Buena Vista Pike; thence with the center line of the same South 20 deg. 45' East 125 feet to the point of beginning, containing 1.45 acres, more or less.

Being the same property conveyed to Wonn Eric Lusain, unmarried, William E. Lusain and wife, Ethelyn R. Lusain by deed from Rebecca Elise Saad Chadwell and Maria Faris Saad Warrick, the only heirs at law of Leo Sadd, and husbands Gary Randal Chadwell and Allen Ray Warrick of record in Book 9722, page 72, Register's Office for Davidson County, Tennessee.

This is improved property known as 5134 Buena Vista Pike, Nashville, Davidson County, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantees, their successors, heirs and assigns forever. We covenant with the said Grantees 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.

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 heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 7th day of October, 1998.

By William E. Lusain, Power of Attorney

Wonn Eric Lusain

Wonn Eric Lusain

William E. Lusain
by William E. Lusain, Power of Attorney

Ethelyn R. Lusain

Ethelyn R. Lusain

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. LUSAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who is signing on behalf of WONN ERIC LUSAIN and ETHELYN R. LUSAIN, and who upon oath acknowledged that he being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7TH day of October, 1998.

Notary Public

My Commission Expires: 3/24/2001

6542 10/22 0101 03CHECK 332.90

98 OCT 22 PM 1:11

DAVIDSON COUNTY, TN.

0502689

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 332.90
CHECK 332.90
10/22/98 01 13:15 0001 6542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502689
IDENTIF. ↑ REFERENCE

98 OCT 22 PM 1:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361742