050675.1

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (sk) Title No: 40376
Dav. Co. File: Box 8

98 NOV -2 PM 1:56

[illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 11181 PAGE 534

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell L. Burns Allison Burns 112 Maxwell Crossing Brentwood, TN 37207	SAME

TAX MAP-PARCEL NUMBERS: 160-8-A-7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 430,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven C. Wyer and spouse, Barbara L. Wyer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell L. Burns and spouse, Allison Burns,** 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. 7 on the Plan of Maxwell Crossing of record in Book 6250, page 390, said Register's Office to which reference is hereby made for a complete description.

BEING the same property conveyed to Steven C. Wyer and spouse, Barbara L. Wyer, by deed from Randolph H. Robertson and wife, Arlene C. Robertson, of record in Book 9427, page 82, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 390, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning Regulations and 10 foot easement for public utility and drainage purposes along a portion of the northeasterly and westerly line(s); Easement for Common Open Space purposes across the southerly portion of said lot; and a 20 foot private house service easement across the center portion of the southerly part of said lot; Subject to a 10 foot public utility and drainage easement across the center portion of said lot and a 45 foot private water service line and ingress/egress easement southe of and adjacent thereto; Subject to a 20 foot sanitary sewer easement across the southerly portion of said lot, together with a 12" line lying therein; Subject to the flow of Brentwood Branch over so much of the premises as may lie therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 6522, page 153 and Book 6867, page 597, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 112 Maxwell Crossing, Brentwood, TN 37207

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of October, 1998.

Steven C. Wyer **Barbara L. Wyer**

State of Tennessee
County of Davidson

On this 30th day of October, 1998, before me the undersigned authority, personally appeared **Steven C. Wyer** and **Barbara L. Wyer**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 430000.00

Affiant

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

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0824 11/02 0101 03CHECK 1602.0X

WIdoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11181 PAGE 536

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 43000.00
				ERR CO
				CAMT 43000.00-
				CAMT 430000.00
				CON TX 1591.00
				PRFEE 1.00
				WDEED 8.00
				GREBANK 2.00
				TOTAL 1602.00
				CHECK 1602.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

11/02/98 01 13:56 0001 0824

0506751
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 1:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365979