Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: () Title No: 40505
Dav. Co. File: Box 8

98 DEC -7 PM 3:53
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

05711162
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas S. Burr Shona J. Burr 904 Darbi Trace Court Nashville, TN 37221	Capital Bank & Trust Co. 1820 West End Ave. Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 155-16-A-182

BOOK 11240 PAGE 556

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 263,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Barker and spouse, Nancy Armour Barker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas S. Burr and spouse, Shona J. Burr,** 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. 247 on the Plan of Traceside, Section Seven of record in Plat Book 9700, Page 423, Register's Office for said County.

SAID Lot No. 247 fronts 47.37 feet on the southeasterly margin of Darbi Trace Court and extends back 130.19 feet on the northerly line and 113.40 feet on the westerly line to a broken line in the rear, measuring 191.83 feet thereon.

BEING the same property conveyed to Michael Barker and wife, Nancy Armour Barker by deed from Centex Homes, a Nevada General Partnership of record in Book 10736, Page 685, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of recordi n plat Book 9700, Page 423, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Darbi Trace Court, together with a designated building site and 20 foot easement for sanitary sewer purposes along the north, south, east and westerly lines of said lot, with a sanitary sewer line lying therein on the northerly line and a fire hydrant located on the northwesterly front corner of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, Page 493, Book 9677, Page 675, Book 9668, Page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Michael Barker by Nancy Armour Barker as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 904 Darbi Trace Court, Nashville, TN 37221

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 4th day of December, 1998.

Michael Barker, By: Nancy Armour Barker, Atty-In-Fact

Nancy Armour Barker

State of Tennessee
County of Davidson

On this 4th day of December, 1998, before me the undersigned authority, personally appeared **Nancy Armour Barker**, 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.

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

My Commission Expires: _____

Notary Public

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: $ 263,000.00

Affiant

Sworn and subscribed before me on the 4th day of December, 1998.

Notary Public

My Commission Expires: 11/27/99

BOOK 11240 PAGE 558

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Armour Barker**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael Barker**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 1998.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael Barker and Nancy Armour Barker

TO: Thomas S. Burr and Shona J. Burr

6781 12/07 0101 03CHECK 988.10

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Nancy Armour Barker, Affiant

Sworn to and subscribed before me this

4th day of December, 1998.

Notary Public

My Commission Expires:_____

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

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11246 PAGE 559

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	
				263000.00
			CON TX	973.10
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	988.10
			CHECK	988.10

12/07/98 01 15:54 0001 6781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0521762
IDENTIF. & REFERENCE

98 DEC -7 PM 3:53

WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

No. 1381779