62

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IDENTIF. & REFERENCE
05439993
99 FEB -2 PM 1:58
WILL GAMMON REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
SHERRARD & ROE, PLC (MGK)
424 Church Street, Suite 2000
Nashville, TN 37219-3304

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Piper W. Burch<br>3 Webster Lane<br>Nashville, TN 37205 | Same | 116-7-49 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Mary Elizabeth N. Burch (hereinafter referred to as the "Grantor"), does hereby, transfer and convey to Piper W. Burch (hereinafter referred to as the "Grantee"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Royal Oaks Land Co's Subdivision of the Baker Tract, as of record in Plat Book 421, page 102, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Elizabeth N. Burch by Deed from John R. Burch of record in Book 8824, page 606, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 421, page 102, said Register's Office.

This is improved property known as 3 Webster Lane, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the real estate in fee simple, has good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions: Taxes for 1999 and subsequent years a lien but not yet due and payable.

Excepting only the Permitted Exceptions, Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons claiming by, through or under the Grantor.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed, on this the 2nd day of February, 1999.

Mary Elizabeth Nelson Burch

Mary Elizabeth Nelson Burch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Elizabeth Nelson Burch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of February, 1999.

Notary Public

My Commission Expires: 7/3/99

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $350,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 2nd day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 7/3/99

0481 02/02 09:03CHECK 1306.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0543993
IDENTIF. A REFERENCE

99FEB-2 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 350000.00 |
| CON TX | 1295.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1306.00 |
| CHECK | 1306.00 |

02/02/99 01 13:57 0001 0481

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1419833