Box 60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11366 PG. 782

ADDRESS NEW OWNER:
Ira Epstein
5312 Edmondson Pike, Unit 1
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 161-1
GROUP A
PARCEL 57CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen Scott Burton and David Wade Grady, both single persons**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Ira Epstein**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5312, No.1, of Danbury Subdivision, of record in Plat Book 6612, page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Steven Scott Burton, unmarried, and David Wade Grady, unmarried, by deed from BVT Country Place, Ltd. of record in Book 9365, page 856, Register's Office for Davidson County, Tennessee.

STEVEN SCOTT BURTON AND STEPHEN SCOTT BURTON ARE ONE AND THE SAME PERSON.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 5312 Edmondson Pike, Unit 1, Nashville, Tennessee 37211.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

BOOK 11366 PG. 783

WITNESS our hands this the 24 day of February, 1999.

Stephen Scott Burton

Stephen Scott Burton

David W. Grady

David Wade Grady

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen Scott Burton and David Wade Grady, both single persons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24 day of February, 1999.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JAN. 15, 2003

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

05561.74
IDENTIF. + REFERENCE
99 MAR -4 AM 8:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
0101 03CHECK 251.50
23% 03/04

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11366 PG. 784

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

05561 74
IDENTIF. ↑ REFERENCE

99 MAR -4 AM 8:52
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

03/04/99 01 08:50 0001 3394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432572