Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,900.00**

Walter Gunther
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF MARCH, 1999**.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

BOOK **11426** PG. **546**

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Gunther	**MIGLP, Limited Partnership DBA Mortgage Investors Group, L.P.**	150-11-59
(NAME) **3317 Towne Ridge Drive**	(NAME) **320 N. Cedar Bluff Road, Suite 200**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jack L. Burden and wife Bettie J. Burden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter Gunther, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 167 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, Page 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 68 feet on the westerly margin of Towne Ridge Drive and extends back 136.5 feet on the northerly line and 138.14 feet on the southerly line to broken line in the rear measuring 51.49 feet thereon.

Being the same property conveyed to Jack L. Burden and wife, Bettie J. Burden by deed of record in Book 6378, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3317 Towne Ridge Drive, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

05726617

REGISTER'S REFERENCE

99 APR -9 PM 3:33

REGISTER
DAVIDSON CO., TN.

0801 04/09/99 0101 03CHECK 306.63

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

Witness my/our hand(s) this 31st day of March, 1999.

Jack L. Burden

Bettie J. Burden

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 Jack L. Burden and Bettie J. Burden 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1999.

Notary Public

Commission expires:

ANGELA M. LARGE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11426 PG. 548

05726617

99 APR -9 PM 3:33

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	306.63
CHECK	306.63

04/09/99 01 15:35 0001 0801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449795