This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

6

BOOK 11482 PG. 749

ADDRESS NEW OWNER:
CLARA M. BURNEY
1401 Hawkins Street
Nashville, Tennessee 37203

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
FIRST TENNESSEE MORTGAGE COMPANY, INC.
P. O. Box 146
Memphis, Tennessee 38101

MAP 93-13
PARCEL 345

7247 05/10 0101 03CHECK 307.00

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 of which is hereby acknowledged, **GUARDIANSHIP AND TRUSTS CORPORATION, CONSERVATOR FOR EDWINA M. LEE, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **CLARA M. BURNEY, unmarried,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the Easterly part of Lot No. 47 on the Plan of Sigler's Addition to Nashville, as of record in Plan Book 1, Page 4, Chancery Court of Nashville. Said part of Lot no. 47 fronts 46 feet 7 inches, more or less, on the Southerly side of Hawkins Street, and runs back between parallel lines 205 feet to an alley.
>
> Being the same property conveyed to Charles W. Lee and wife, Edwina M. Lee by Deed from Geo I. Waddey, Jr., unmarried, of record in Book 1258, Page 43, Register's Office for Davidson County, Tennessee. The said Charles W. Lee has since died (Death Certificate No. 3904) leaving Edwina M. Lee as sole owner.

This is improved property known as 1401 Hawkins Street, Nashville, Tennessee 37203.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

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, her heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

05881117

CROSS REFERENCE

RECEIVED FOR RECORD
MAY 18 AM 9:41
REGISTER
DAVIDSON COUNTY, TN.

WITNESS my hand this the 13th day of May, 1999.

GUARDIANSHIP AND TRUSTS CORPORATION,
CONSERVATOR FOR EDWINA M. LEE

By: _____
PAULA W. REED, Executive Director

By: _____
PEGGY C. STEELE, Vice President, Board of Directors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **PAULA W. REED, Executive Director, and PEGGY C. STEELE, Vice President**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be the **Executive Director** and **Vice President/Board of Directors** respectively of the **GUARDIANSHIP AND TRUSTS CORPORATION, CONSERVATOR FOR EDWINA M. LEE**, the within named bargainor and corporation and that they as such **Executive Director** and **Vice President/Board of Directors** being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **PAULA W. REED** as such **Executive Director** and attesting the same by the said **PEGGY C. STEELE, Vice President** as such **Vice President/Board of Directors.**

WITNESS my hand and official seal at office this 13th day of May, 1999.

Christine E. Royer
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 27, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

Charlotte L. Rhodes
AFFIANT

Subscribed and sworn to before me on this 13th day of May, 1999.

Amy Beth Walpole
NOTARY PUBLIC

My Commission Expires: February 3, 2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11482 PG. 751

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

05881117

REGISTER'S REFERENCE

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
MAY 18 AM 9:41

CAMT	60000.00
CON TX	296.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

05/18/99 01 09:44 0001 7247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461869