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PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41033
Dav. Co. File: Box 8

99 JUN 25 AM 11:05

U0053934

INSTRUMENT # REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin Burdge Theresa Burdge 2803 Belmont Blvd Nashville, TN 37212	Same

TAX MAP-PARCEL NUMBERS: 117-04-266

WARRANTY DEED

RECEIVED FOR RECORD 0:01 CHECK $25.00

FOR AND IN CONSIDERATION of the sum of **$ 220000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary T. Luckett, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Burdge and spouse, Theresa Burdge,** 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 the southerly 48 1/2 feet of Lot No. 6 and the northerly 25 feet of Lot No. 7 on the Map of Belmont Terrace, as of record in Book 421, page 101, said Register's Office.

SAID parts of said lots adjoin and front together 73 1/2 feet on the westerly side of Belmont Boulevard, and run back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to Rev. John P. Baltz, Jr., Edward C. Baltz, William F. Baltz, Robert Joseph Baltz and Mary Baltz Luckett by deed from Commerce Union Bank (a Tennessee corporation), Testamentary Trustee under the will of John P. Baltz of record in Book 4499, page 575, said Register's Office. By Deed of record in Book 4625, page 424, said Register's Office, the said Rev. John P. Baltz, Jr. and William F. Baltz conveyed their one-fifth (1/5) interest each in subject property to Mary Baltz Luckett. By Deed of record in Book 4847, page 799, said Register's Office, the said Edward C. Baltz and Robert Joseph Baltz conveyed their one-fifth (1/5) interest each in subject property to Mary Baltz Luckett.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters as shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 101, said Register's Office; Restrictive covenants of record in Book 341, page 613, said Register's Office.

This is improved property, known as: 2803 Belmont Blvd, Nashville, TN 37212

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 24th day of June, 1999.

Mary T. Luckett

Mary T. Luckett

State of Tennessee
County of Davidson

On this 24th day of June, 1999, before me the undersigned authority, personally appeared **Mary T. Luckett**, 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.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/[illegible]

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: $ 220000.00

Affiant

Sworn and subscribed before me on the 24th day of June, 1999.

Notary Public

My Commission Expires: CHRISTY WILLIAMS MCKEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/[illegible]

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

0603934

IDENTIFICATION REFERENCE

99 JUN 25 AM 11:05

AMT
220000.00
CON TX 814.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 825.00
CHECK 825.00
[illegible] 11:10 0001 4162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482667