WARRANTY DEED

BOOK 11567 PAGE 374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 1999..

Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Terry Burkhalter	Michael Terry Burkhalter	92-12-182
(NAME)	(NAME)	
1800 State Street	1800 State Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37203	
(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, I, **Charles Edward Roberts, Sr.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MICHAEL TERRY BURKHALTER AND PEGGY C. BURKHALTER**, 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:

Tract I:
Being the southern 126 feet of Lot No. 209 and the easterly 12 feet of the southerly 126 feet of Lot No. 210 on the Plan of Boyd Home Tract, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

Tract II:
Being the northerly 44 feet of Lot Nos. 209 and 210 on the plan of Boyd Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Edward Roberts, Sr. by deed from Robert R. Henderson and wife, Geneva M. Henderson of record in Book 9563, Page 663 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 1800 State Street, Nashville, TN 37203
(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.

Witness my hand this 7th day of July, 1999.

Charles Edward Roberts Sr.

Mary Ann Roberts

Mary Ann Roberts, wife of the said Charles Edward Roberts, Sr. joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

RECEIVED
07/26/99 09:01:00
1625.50

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 Charles Edward Roberts, Sr., 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 7th day of July, 1999.

Commission expires: May 27, 2001

Michael J. Philbin — Notary Public

MICHAEL J PHILBIN NOTARY PUBLIC AT LARGE

061102
IDENTIF. & REFERENCE
99 JUL -9 PM 2:57
ELLIOTT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11567 PAGE 376

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

06/0102
IDENTIF. & REFERENCE

99 JUL -9 PM 2:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
439000.00
CON TX 1624.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1635.30
CHECK 1635.30

07/09/99 01 14:58 0001 0776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489130