WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Charlene E. Power

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 1999.

Rita B. Mitchell

Notary Public

MY COMMISSION EXPIRES: 5/20/03

(AFFIX SEAL)

ET-99-0162

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THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY AT LAW

2000 GLEN ECHO ROAD, SUITE 209

NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Power and wife, Charlene E. Power	Franklin American Mortgage	
(NAME)	(NAME)	064-12-0-A-326.00
326 Thunder Place	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Franklin, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GAINES WESLEY BURKHART, JR AND JOO HI BURKHART, MARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT R. POWER AND WIFE, CHARLENE E. POWER hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit::

A certain condominium appartment in Davidson County, Tennessee, being Unit No. 326, of Fox Run condominiums, Second Revision- Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyd to Gaines Wesley Burkhart, Jr. and wife, Joo Hi Burkhart by deed from Fox Run Company, Inc., a Tennessee Corporation of record in Book 7373, Page 064, Register's Office for Davidson County.

This conveyance is subject to any and all existing Easements and Restrictions if any of record.

99 JUL 20 PM 1:10

06137730

MAIL ENV. NOTICE

unimproved ( )

This is improved (X) property, known as 326 Thunder Place, Hermitage, Tennessee 37076

(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/our hand(s) this 15th day of July, 1999.

Gaines W. Burkhart Jr

Gaines Wesley Burkhart, Jr

Joo Hi Burkhart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Gaines Wesley Burkhart, Jr and Joo Hi Burkhart, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 15th day of July, 1999.

My Commission Expires: 5/20/03

Lita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of July, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

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

0613730

ALPHA REFERENCE

99 JUL 29 AM 10:18

DATE

	119000.00
CO TX	440.30
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	451.30
CHECK	451.30

07/29/99 01 10:29 0001 4693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493004