56 D/J

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 11599 PAGE 749

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, Capital Improvements Project, Inc., ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Robert P. Burton and wife, Henri Etta Burton ("Grantees) the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TNNESSEE, BEING LOT NO. 3 ON THE PLAN OF V.L. MONTMARQUET SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING PART OF THE SAME PROPERTY CONVEYED TO CAPITAL HOUSING IMPROVEMENTS PROJECT, INC. BY WARRANTY DEED OF VERONICA L. MONTMARQUET DATED MAY 19, 1998 AND RECORDED MAY 26, 1998 IN BOOK 10944, PAGE 439, SAID REGISTER'S OFFICE. AS RE-RECORDED AUGUST 13, 1998 IN BOOK 11064, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 3008 Clifton Avenue, Nashville, Tennessee, 37207

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantees, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantees that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 23rd day of July, 1999.

Grantor
Capital Improvements Project, Inc.
By: Harold E. Jackson, III, Exec. V.P.

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

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that Harold E. Jackson, III, Executive Vice President of Capital Improvements Project, Inc. personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be their free and voluntary act and deed and that he executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 23rd day of July, 1999.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAY 27, 2001

k:\atty4\capital\wise\warranty.deed

My Commission Expires MAY 27, 2001

My Commission Expires: _____

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

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I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $74,950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of July, 1999

Notary Public

Commission Expiration: My Commission Expires MAY 27, 2001



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

RETURN TO:
W. William Davis
Davis & Jordan, PC
9210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO.
Same →

PROPERTY ADDRESS:
3008 Clifton Avenue
Nashville, Tennessee 37207

MAP PARCEL NUMBER
92-5-261

06/18/975

IDENTIF. ↑ REFERENCE

99 AUG -2 PM 2:31

ALL PURPOSE REGISTER
DAVIDSON COUNTY, TN.

1010 20/80 3850

03CHECK 288.32

k:\wdj\deeds\limited warranty.deed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 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

06118975
IDENTIF. ↑ REFERENCE

99 AUG -2 PM 2:31

REGISTER
DAVIDSON COUNTY, TN.

CAMT	74950.00
CON TX	277.32
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.32
CHECK	288.32

08/02/99 01 14:36 0001 0389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498615