BOX #14A

G#13079-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 99

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARDNER R. WILLS	"NEW OWNERS"	MAP 061-14-0
(NAME)	(NAME)	
3811 Burrus Street		PARCEL 112.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		FB #15DZ-03325
(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, MICHAEL L. SINGLETON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARDNER R. WILLS AND NIKI WILLS, HUSBAND AND WIFE

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 NO. I:
LAND in Davidson County, Tennessee, being part of Lot No. 74 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, dated March 17, 1938, as follows:

BEGINNING at a point in the westerly margin of Burrus Street 302 feet northerly from the northerly margin of Gillock Street, said point of beginning being the Northeast corner of a tract of land conveyed to W. M. Gray and wife to James R. Ruffell, Jr., and wife, by Deed of record in Book 741, Page 564, said Register's Office; thence, westwardly, with said Ruffell's northerly line, 225 feet; thence, northerly 46 feet 1 inch; thence, easterly 225 feet to the westerly margin of Burrus Street; thence, southerly, with said margin of Burrus Street, 50 feet to the point of BEGINNING.

TRACT NO. II:
LAND in Davidson County, Tennessee, being part of Lot No. 74 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, dated March 17, 1938, as follows:

CONTINUED

unimproved ( ) This is improved (X) property, known as 3811 Burrus Street, Nashville, TN 37216
(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 15th day of September 19 99

MICHAEL L. SINGLETON

09/17/99 0101 02CHECK 270.00

99 SEP 17 AM 10:17 KEY TITLE

0636648 REFERENCE

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 MICHAEL L. SINGLETON, UNMARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15th day of September 19 99.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

BEGINNING on the dividing line between Lot Nos. 74 and 75 at a point 150 feet West of the westerly margin of Burrus Street, said point being the Northwest corner of the property conveyed to D. E. Read and wife, by Deed from Margaret Pace Gray and husband, of record in Book 903, Page 244, said Register's Office; thence, with the line between said Lot Nos. 74 and 75, westwardly 100 feet; thence, southwardly and parallel with the westerly margin of Burrus Street 87 feet to a stake; thence, eastwardly 25 feet to the Southwest corner of the property conveyed to Willie B. Burt by Deed from the Home Owners' Loan Corporation, of record in Book 1084, Page 9, said Register's Office; thence, with the westerly line of same, northwardly 46 feet 1 inch; then eastwardly 75 feet to said Read's Southwest corner; thence, with said Read's westerly line, northwardly 45 feet to the BEGINNING.

BEING the same property conveyed to John Lee Johnson and wife, Julie P. Johnson, by Deed from C. B. Steakley, Jr., Executor, of record in Book 7195, Page 663, Register's Office for Davidson County, Tennessee. The parties having since been divorced. Pursuant of a Marital Dissolution Agreement, Docket No. 89D-40, in the Fourth Circuit Court for Davidson County, Tennessee, the said John Lee Johnson conveyed his interest to Julie Patricia Ervin Johnson, by Quitclaim Deed of record in Book 8268, Page 946, said Register's Office. And further conveyed to Michael L. Singleton by Quitclaim Deed from Julie Patricia Ervin Johnson, of record in Book 11665, Page 498, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11665 PAGE 502

0636648

CROSS REFERENCE

99 SEP 17 AM 10:17

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

09/17/99 01 10:21 0001 9333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517294