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DAVIDSON COUNTY, TN.

066311

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (gj) Title No: 41301
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Victoria G. Ziegler 223 Craighead Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-13-255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 466500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger L. Burgess, Trustee of the Roger L. Burgess Revocable Living Trust,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Victoria G. Ziegler, unmarried,** 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 Lot No. 7-A on the Plan of the Resubdivision of Lot No. 7, Peach Blossom Square, as of record in Book 4595, Page 151, described as follows: BEGINNING at a point in the westerly margin of Craighead Avenue, said point being the southeast corner of Lot No. 1, Peach Blossom Square, Second Revision, as of record in Book 4300, Page 18, thence north 82¤ 15' west 162.46 feet to an iron pin, the southwest corner of Lot No. 5, said subdivision mentioned above; thence south 08¤ 00' west 60 feet to an iron pin; thence north 86¤ 15' west 47.39 feet to an iron pin; thence south 07¤ 53' west 15 feet to a concrete monument; thence south 32¤ 15' east 209.85 feet to a point in the westerly margin of Craighead Avenue; thence with same, north 08¤ 00' east 85 feet to the point of beginning.

BEING the same property conveyed to Roger L. Burgess and wife, Donah Jean Burgess by deed from Carole Herndon Evans, unmarried of record in Book 6742, Page 744, Register's Office for said County. By Quitclaim Deed of record in Book 9654, Page 237, said Register's Office, the said Roger L. Burgess and wife,, Donah Jean Burgess conveyed their interest in subject property to Roger L. Burgess, Trustee of Roger L. Burgess Revocable Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, Page 151, said Register's Office, to which plan reference is hereby made for a more complete description thereof; And easement for sanitary sewer to the City of Nashville of record in Book 1730, Page 10, said Register's Office.

This is improved property, known as: 223 Craighead Avenue, Nashville, TN 37205

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 1st day of December, 1999.

Roger L. Burgess, Trustee

Roger L. Burgess, Trustee of the
Roger L. Burgess Revocable.
Living Trust

State of Tennessee
County of Davidson

7443 12/02 0101 03CHECK 1737.05

On this 1st day of December, 1999, before me the undersigned authority, personally appeared **Roger L. Burgess, Trustee of the Roger L. Burgess Revocable living Trust**, 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

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 466500.00

Affiant

Sworn and subscribed before me on the 1st day of December, 1999.

My Commission Expires: _____

Notary Public

WIdoc: Deed Wty—12/92

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

0663111

IDENTIFICATION REFERENCE

99 DEC -2 PM 1:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
466500.00
CON TX 1726.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1737.05
CHECK 1737.05

12/02/99 01 13:33 0001 7443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545040