2 of 2

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Michael S. Burke and		
Stephanie V. Watson	New Owner	MAP:104-5
1701 Erin Lane		
Nashville, TN. 37221		PARCEL:14

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-12-9804]

WARRANTY DEED

Instr:200001050001434 Page: 1 OF 2
REC'D FOR REC 01/05/2000 12:14:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $466.20

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Gerald D. Allison, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Michael S. Burke, unmarried, and Stephanie V. Watson, unmarried (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of West Grove Subdivision, of record in Book 421, page 87, Register's Office for said County.

Said Lot No. 65 fronts 50 feet on the westerly margin of 39th Avenue North and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Gerald D. Allison, by Warranty Deed from Jerry W. Blair and wife, Joy S. Blair of record in Book 8057, page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee.**
3. **Subject to any governmental zoning and subdivision ordinances or regulations in affect thereon.**

This is improved property known as **113 39th Avenue N., Nashville Tennessee 37209.**

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $126,000.00]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[4th day of January, 2000.]
[ ]
[Notary Public]
[ ]
[My Commission Expires: 11-29-2003]

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 11-29-2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of January, 2000.

Gerald D. Allison

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 4th day of January, 2000, before me personally appeared, **Gerald D. Allison** to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of January, 2000.

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires November 29, 2003

My Commission Expires:_____