WARRANTY DEED

Instr:200001200006696 Page: 1 OF 2
REC'D FOR REC 01/20/2000 9:35:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $231.25
RGTC-99-4552

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Robert D Burton SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires January 28, 2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Burton, Sr. (NAME)	Guaranty Trust Company (NAME)	12D-39280
1332 Cheshire Drive (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, WE, Robert D. Burton, Jr. and wife, Marcia B. Burton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Burton, Sr. and Flossie S. Burton, 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:

LAND in Davidson County, Tennessee, being Lot No. 451 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, pages 128 & 129, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert D. Burton, Jr. and wife, Marcia B. Burton by deed from Pamela Ford of record in Deed Book 7993, page 148, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2294, page 346, Deed Book 2542, page 415,and Deed Book 2745, page 409, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1332 Cheshire Drive, Nashville, Tennessee 37207
(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 our hand s this 30th day of December, 1999

Robert D. Burton, Jr.

Marcia B. Burton

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Jeff Farris, a Notary Public in and for said County and State, the within named Robert D. Burton, Jr. and Marcia B. Burton

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Springfield, Tennessee, this 30 day of December, 1999.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

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 _____.

My commission expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of December, 1999, before me personally appeared Robert D. Burton, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marcia B. Burton, and who acknowledged that he executed the same as the free act and deed of the said Marcia B. Burton by virtue of that Power of Attorney, duly executed by the said Marcia B. Burton and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennesse.

Witness my hand and official seal at Springfield, TN, this 28th day of December, 1999.

My Commission Expires: _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- [ ] 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027