Return To:
First Title & Escrow Company, Inc.
File Box 9B
#16951

Instr:200003020020808 Page: 1 OF 2
REC'D FOR REC 03/02/2000 3:31:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1026.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Ronald S. Burnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2000.

Notary Public

MY COMMISSION EXPIRES: 11/29/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald S. Burnson	SAME	160-9-4
(NAME)	(NAME)	
5420 Forest Acres Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, WE,

DOROTHY BURCHFIEL GAINOUS MORELLI AND HUSBAND, MICHAEL MORELLI,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RONALD S. BURNSON AND WIFE, TERRI A. BURNSON,

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. 83 on the plan of Section Two, Oak Hill Estates, of record in Book 4460, pages 36, 37 and 38, Register's Office for said County,

Said Lot No. 83 fronts 228.00 feet on the northwesterly margin of Forest Acres Drive and extends back 334.39 feet on the northeasterly line and 295.23 feet on the southwesterly line to a dead line in the rear, measuring 308.70 feet thereon.

Being the same property conveyed to Jeffrey B. Gainous and wife, Dorothy Burchfiel Gainous by deed from Roger C. Miller, an unmarried person, of record in Book 8185, page 539, Register's Office for Davidson County, Tennessee.

Jeffrey B. Gainous having since died, and Dorothy Burchfiel Gainous having since married and now being known as Dorothy Burchfiel Gainous Morelli.

Michael Morelli joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Dorothy Burchfiel Gainous Morelli.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒

property, known as 5420 Forest Acres Drive, Nashville, TN 37220
(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 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/our hand(s) this 2nd day of March, 2000.

Ronald S. Burnson

Dorothy Burchfiel Gainous Morelli
Dorothy Burchfiel Gainous Morelli

Michael Morelli
Michael Morelli

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Burchfiel Gainous Morelli and Michael Morelli, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2000

Commission expires: 2/3/2002

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public