P84

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF MARCH, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

Instr:200004050034467 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:04:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $380.73

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Burch Jr.	**Tucker Federal Bank d/b/a Prime Lending**	**149-13-65**
(NAME)	(NAME)	
4743 Bowfield Drive	**P.O. Box 211788**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Augusta, GA 30917-1788**	
(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, **Maurice Thomas McCullough III and wife Helen McCullough**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Burch Jr. and Jane Ann Burch married**, 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.65 on the Plan of Debra Heights, Section 3 of record in Plat Book 4175, Page 6, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Maurice Thomas McCullough III and wife Helen McCullough by deed of record in Book 5422, Page 650, Register's Office for Davidson County, Tennessee.

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

This is improved X property, known as **4743 Bowfield Drive, Antioch, TN 37013** (unimproved)

(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/our hand(s)** this **31st day of March, 2000**.

Maurice Thomas McCullough III

Helen McCullough

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 Maurice Thomas McCullough III and Helen McCullough 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 Antioch, Tennessee, this 31st day of March, **2000.**

Commission expires: 2/18/01

Notary Public

