PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200006080057160 Page: 1 OF 3
REC'D FOR REC 06/08/2000 9:36:17AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $284.90

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **May, 2000, by and between TIMOTHY C. BURNETTE, UNMARRIED, hereinafter called GRANTOR, and DORIS A. DUBOIS, UNMARRIED, hereinafter called GRANTEE.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, TIMOTHY C. BURNETTE, UNMARRIED, GRANTOR, does hereby bargain, sell, transfer and convey unto DORIS A. DUBOIS, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2307 SHADOW LANE, NASHVILLE TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Timothy C. Burnette
TIMOTHY C. BURNETTE, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TIMOTHY C. BURNETTE, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of May, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DORIS A. DUBOIS, UNMARRIED
2307 Shadow Lane
Nashville Tn 37216

Property Address:

2307 SHADOW LANE
NASHVILLE TN 37216

Person Responsible for Taxes:

JEFFERSON HERITAGE BANK
15435 Clayton Rd.
Ballwin Mo 63011

Map & Parcel #: MAP 73-5 PARCEL 112

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$77,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **May, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 4 on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 4 fronts 75 feet on the north side of Shadow Lane and runs back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to TIMOTHY C. BURNETTE, UNMARRIED by Deed from MARY SUE AND JAMES M. BURNETTE, JR., of record in Book 10155, Page 940, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 73-5 PARCEL 112, 1999 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 598.9).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 42, said Register's Office, which plan includes a 40-foot minimum building setback line from SHADOW LANE; AND a 30-foot public utility and drainage easement for bridle path along the rear lot line.

3. Restrictive Covenants recorded in Deed Book 1583, Page 145, Register's Office for DAVIDSON County, Tennessee.