WARRANTY DEED

PICK-UP

[nstr:20000609005811G Page: 1 OF 2
REC'D FOR REC 06/09/2000 3:45:05PM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $1186.37

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,640.00

Ben A Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2000

Marshall L. Hix
Notary Public

MY COMMISSION EXPIRES: November 27, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Dennen, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben A. Burns	New Owner % National City Mtg.	MAP 130.00-15
(NAME)	(NAME)	
2709 Tyne Boulevard	3232 Newmark Drive	PARCEL 25.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Miamisburg, OH 45342	
(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, Carolyn W. Perrone

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

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:

Being Lot No. 11 on the Plan of Harpeth Valley Estates, Section No. One, of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Carolyn W. Perrone by Quitclaim Deed dated January 27, 1999, from Adele Jones Rowan, Trustee with full power to transfer, convey, sell, lease, mortgage or otherwise encumber, without the joinder of any benificary, of record in Book 11335, page 808, Register's Office for Davidson County, Tennessee.

This Conveyance Subject to:

Taxes for the year 2000 and subsequent years, a lien not yet due and payable.

All matters as shown on the Plan of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers, Strom Drainange, Water Mains and Appurtenances, of record in Book 6369, page 629, Register's Office for Davidson County, Tennessee.

Contract for Water System by and between J. L Webb, agent for H. B. Evans, and Thomas J. Tyne and the Belle Meade Hillsboro Land Company, of record in Book 880, page 119, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2709 Tyne Boulevard, Nashville, TN 37215
(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 hand this 1st day of June, 2000

Carolyn W. Perrone by Marshall L. Hix, Attorney in Fact
Carolyn W. Perrone by Marsall L. Hix, her Attorney in Fact

Gregory S. Perrone by Marshall L. Hix, Attorney in Fact
Gregory S. Perrone, by Marshall L. Hix, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____
Notary Public

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)

Before me, a Notary Public of the State and County aforesaid, personally appeared Marshall L. Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the attorney-in-fact of Carolyn W. Perrone, the within bargainor, and that as such attorney-in-fact he executed the aforegoing instrument for the purposes therein contained, by signing the name of Carolyn W. Peronne, by Marshall L. Hix, as attorney-in-fact.

WITNESS my hand and seal, this 7th day of June, 2000.

KAY M. TENPENNY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Kay M. Tenpenny
NOTARY PUBLIC

My Commission Expires: November 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Marshall L. Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the attorney-in-fact of Gregory S. Perrone, the within bargainor, and that as such attorney-in-fact he executed the aforegoing instrument for the purposes therein contained, by signing the name of Gregory S. Peronne, by Marshall L. Hix, as attorney-in-fact.

WITNESS my hand and seal, this 7th day of June, 2000.

KAY M. TENPENNY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Kay M. Tenpenny
NOTARY PUBLIC

My Commission Expires: November 25, 2000