File in Box No. 19 B

WARRANTY DEED

Instr:200007050066685 Page: 1 OF 2
REC'D FOR REC 07/05/2000 2:32:34PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $166.50

STATE OF TENNESSEE #00-6-43-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2000

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM RICHARD BURTON	"NEW OWNER"	MAP 119-14
(NAME)	(NAME)	
2933 Wingate Avenue		PARCEL 127
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WILLIAM RICHARD BURTON, ABDREA BURTON DEDMAN, GARY WAYNE BURTON AND KIM BURTON CERVANTEZ, AS HEIRS-AT-LAW OF JEAN McCLARY BURTON, DECEASED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM RICHARD BURTON, UNMARRIED

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. 50 on the Plan of Tuggle Heights, of record in Plan Book 1130, Page 90, Register's Office for Davidson County, Tennessee.

SAID Lot No. 50 fronts 60 feet on the westerly margin of Wingate Avenue and extends back 179.7 feet on the northerly line and 187 feet on the southerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Jean McClary Burton, unmarried, by Deed from S. W. McClary, Executor under the Will of Pauline McClary, of record in Book 4932, Page 299, Register's Office for Davidson County, Tennessee. The said Jean McClary Burton having since died. The property was further conveyed to William Richard Burton, Andrea Burton Dedman, Gary Wayne Burton and Kim Burton Cetvantez, as sole surviving heirs-at-law under a Will filed for record, but not probated, for the said Jean McClary Burton, deceased.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF PETER WEISS, ATTORNEY AT LAW, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

unimproved ( )
This is improved (X) property, known as 2933 Wingate Avenue, Nashville, TN 37211
(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 June, 2000

WILLIAM RICHARD BURTON
AS HEIR AT LAW OF JEAN McCLARY BURTON, DECEASED

GARY WAYNE BURTON
AS HEIR AT LAW OF JEAN McCLARY BURTON, DECEASED

ANDREA BURTON DEDMAN
AS HEIR AT LAW OF JEAN McCLARY BURTON, DECEASED

KIM BURTON CERVANTEZ
AS HEIR AT LAW OF JEAN McCLARY BURTON, DECEASED

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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Richard Burton, Andrea Burton Dedman, Gary Wayne Burton and Kim Burton Cervantez, as heirs-at-law of the Estate of JEAN McCLARY BURTON, DECEASED, the bargainors, 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 Brentwood, Tennessee, this 30th day of June, 2000.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.