This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

John W. Burford
3428 Brick Church Pike
Nashville, TN 37207

PICK-UP

SEND TAX BILLS TO:
Same

Instr:20000720007186O Page: 1 OF 2
REC'D FOR REC 07/20/2000 2:38:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

# WARRANTY DEED

(Map Number 050-00-0; Parcel Number 14.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DORA ANN CAGLE** and **ETHEL MARIE WATTS**, have bargained and sold and do hereby transfer and convey unto **JOHN W. BURFORD**, a married person, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, September 24, 1958, as follows:

BEGINNING on the westerly margin of Brick Church Pike 528.5 feet, more or less, north of the northeast corner of property conveyed to U. O. Wells and wife, by deed from E. D. Wells and wife, of record in Book 2635, page 587, Register's Office for said County; thence North 49° 57' West 180 feet, more or less, to an iron pin; thence North 30° 59' East 244.4 feet to a stake, North 53° 39' East 171.8 feet to a stake; thence North 56° 14' East 154 feet to a hackberry tree, South 43° 51' East 13.8 feet to the westerly margin of Brick Church Pike; thence with same, South 28° 23' West 188.5 feet, South 29° 23' West 188.5 feet, South 30° 23' West 188.5 feet, more or less, to the point of beginning.

BEING the same property conveyed to Dora Ann Cagle and Ethel Marie Watts, by deed from Martha Johanna Lokey reserving a life estate interest in herself and granting a life estate interest to Johnnie Dean Lokey, Sr. of record in Book 10303, page 572, Register's Office for Davidson County, Tennessee. Johnnie Dean Lokey, Sr. having quitclaimed his interest to Dora Ann Cagle and Ethel Marie Watts by deed of record in Book 11062, page 580, said Register's Office.

Martha Johanna Lokey having since died on May 3, 2000.

This is not the usual place of residence of the Grantors.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements and to restrictive covenants of record in Book 2807, page 225, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **3430 Brick Church Pike, Nashville, TN 37207**

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is

unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantee.

**GRANTORS FURTHER COVENANT** and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 19th day of July, 2000.

Dora Ann Cagle
**DORA ANN CAGLE**

Ethel Marie Watts
**ETHEL MARIE WATTS**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dora Ann Cagle and Ethel Marie Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 19th day of July, 2000.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John W. Burford
Affiant

Subscribed and sworn to before me this 19th day of July, 2000.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: August 18, 2002