THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17395**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $107,500.00. Kristin A Burkhalter Affiant Subscribed and sworn to before me, this 20th day of JULY, 2000. Notary Public My Commission Expires: _____ GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner: MS. KRISTIN A. BURKHALTER 801 HARPETH BEND DRIVE NASHVILLE, TENNESSEE 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 156-2 PAR 185 FB 09D 29074

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANN MARIE DRAKE, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KRISTIN A. BURKHALTER, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 801 Harpeth Bend Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of JULY, 2000.

ANN MARIE DRAKE

Instr:200007240072809 Page: 1 OF 2
REC'D FOR REC 07/24/2000 11:20:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $397.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANN MARIE DRAKE, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of JULY, 2000.

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 737 on the Plan of Section Two Harpeth Woods, as of record in Plat Book 5200, page 280, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ann Marie Drake, unmarried by deed from Donald Ray Putnam, unmarried of record in Book 8792, page 668, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5884, page 840; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 280, said Register's Office.