39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

Instr:200009010087036 Page: 1 OF 2
REC'D FOR REC 09/01/2000 3:31:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1735.30

W & I Ref: (sk) Title No: 41871
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen Putnam 6137 Montcrest Drive Nashville, TN 37215	~~National Bank of Commerce~~ ~~211 20th Avenue North~~ ~~Nashville, TN 37203~~ SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 158-03-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 469,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Burch, Jr. and spouse, Piper W. Burch,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Putnam,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Hillsboro Park, Section Two of record in Plat Book 2331, pages 61 & 62, Register's Office for said County.

SAID Lot No. 53, which is a corner lot, fronts 197.0 feet on the northwesterly margin of Montcrest Drive and fronts 153.5 feet on the northeasterly margin of Cromwell Drive, said Frontages being joined by a curve having a length of 37.4 feet, and extends back 251.8 feet on the northeasterly line and 260.2 feet on the northwesterly line, to a point of intersection.

BEING the same property conveyed to John R. Burch, Jr. and Piper W. Burch, husband and wife, by deed from Victor Lynn Campbell of record in Book 8788, page 147, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 61 & 62, said Register's Office, which Plan shows a 75 foot minimum building setback line from Montcrest Drive and from Cromwell Drive and 10 foot easement for public utility purposes along the northwesterly line(s), a 2.5 x 20 foot utility anchor easement located on the southeasterly corner of said lot, and an 8' x 35' easement for overhang along the soutehrly curve of said lot.

This is improved property, known as: 6137 Montcrest Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2000.

John R. Burch, Jr.

Piper W. Burch

State of Tennessee
County of Davidson

On this 31st day of August, 2000, before me the undersigned authority, personally appeared **John R. Burch, Jr.** and **Piper W. Burch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 469,000.00

Affiant

Sworn and subscribed before me on the 31st day of August, 2000.

Notary Public

My Commission Expires: 9-29-2007

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN