PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Davidson County DEEDWARR
Recvd: 09/12/00 14:35 2pgs
Fees:11.00 Taxes:564.25

20000912-0090470

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **August, 2000** between **WILLIAM DEAN BURLESON and wife, MARY NELL BURLESON** , GRANTOR, and **RONALD PARSONS, a married man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 58 on the Plat of Lake Park, Section 1, as of record in Book 4175, pages 134 and 135, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William Dean Burleson and wife, Mary Nell Burleson, by deed of record in Book 5642, page 637, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plan of record in Plat Book 4175, pages 134 & 135; Restrictive Covenants of record in Book 4429, page 577, as amended in Book 4516, page 751, said Register's Office.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

William Dean Burleson
WILLIAM DEAN BURLESON
Signature of Seller

Mary Nell Burleson
MARY NELL BURLESON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **WILLIAM DEAN BURLESON and wife, MARY NELL BURLESON**, the within named 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, at office, this **25th** day of **August, 2000.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

RONALD PARSONS mnb
4072 FORT CLEBURNE Port mnb
HERMITAGE, TN 37076

Property Address: mnb Port mnb
4072 FORT CLEBURNE
HERMITAGE, TN 37076

Person Responsible for Taxes:

Same

Parcel #: 98-1, 14

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$152,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **August, 2000.**

Notary Public

PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113