WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/00 10:29 2pgs
Fees:11.00 Taxes:1184.00

20001120-0114404

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00**

Steven W. Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF NOVEMBER 2000.**

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 30, 2004

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven W. Abernathy	SunTrust Bank	Map 174
(NAME)	(NAME)	
5929 Pettus Road	P.O. Box 305110/7th Floor	Parcel 190
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville , TN 37230-5110	
(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, **Herman Burke and wife Tammy Burke**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven W. Abernathy and wife Melissa J. Abernathy**, 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 siuated in the Fifth Civil District of Davidson County, Tennessee, according to a survey by Billy Carl Tomlin & Associates RLS# 383, dated June 21, 1994 and being more particularly described as follows:

Tract No. 4:
Beginning at an iron pin set in the westerly margin of Pettus Road, that is southerly a distance of 452.83 feet along said margin from the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, Page 980, R.O.D.C, TN, said iron pin being the southeast corner of Tract 3 and the northeast corner of the herein described land; thence, with the westerly margin of Pettus Road, South 07 deg. 06' West, 180.00 feet to an iron pin found at the northeast corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 7436, page 310, R.O.D.C., TN, thence, leaving said westerly margin with a line common Clark, North 84 deg. 23' West, 959.93 feet to an iron pin found, said iron pin being the southeasterly corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, page 586, R.O.D.C, TN, thence, with a line common to Clark, North 00 deg. 08' East , 277.71 feet to an iron pin set, a common corner to Tract 3; thence, with a line common to Tract 3, South 78 deg. 49' East, 995.83 feet to the point of beginning and containing 5.09 acres more or less.

Being the same property conveyed to Herman Burke and wife, Tammy Burke by deed of record in Book 11112, Page 28, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5929 Pettus Road, Antioch, TN 37013**

(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 **my/our hand(s)** this **17th day of November, 2000**.

Herman Burke

Tammy Burke

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 Herman Burke and Tammy Burke the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2000.

Commission expires:
1-27-01

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public