20-1-625

Davidson County DEEDWARR
Recvd: 11/30/00 16:11 2pgs
Fees:11.00 Taxes:332.63
20001130-0117761

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WARRANTY DEED

This Indenture made this **30th** day of **November, 2000** between **Timothy W. Burns and Patricia A. Burns, ,** GRANTOR, and **Tanya Holt, unmarried ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 1 (Tax Parcel58) as shown on a Plat of Record in Book 6050 , page 93, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Beginning at a monument in the North margin of Elberta Street, said monument being 162 feet, more or less, East of the East margin of Miller Street; thence North 49 degrees, East 150.12 feet to a point (new monument); thence North 89 degrees 58 minutes East 60 feet to a point, being the northwest corner of Lot # 2 (Tax Parcel 57); Thence south 1 degree, 49 minutes West 53.50 feet to a point; thence South 16 degrees, 20 minutes East 37.24 feet to a point; thence South 89 degrees 58 minutes West 72.00 feet to the point of the beginning.

Being the same property conveyed to John William Burns and wife, Betty Burns by Quitclaim Deed to Timothy W. Burns of record in Book 8568, page 135, in Register's Office for Davidson County, Tennessee.

Subject to matters appearing on Subdivision plat of record in Plat Book 6050, page 93, of record in Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 86 Elberta Street, Nashville, Tennessee 37210

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **30th** day of **November, 2000.**

Timothy W. Burns
Timothy W. Burns

Patricia A Burns
Patricia A. Burns

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Burns and Patricia A. Burns, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of November, 2000.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $89900

Affiant

Subscribed and sworn before me this 30th day of November, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Tanya Holt
86 Elberta Street
Nashville, Tennessee 37210

Send Tax Bills to:
Mortgage Company of America

Map & Parcel Number: