Davidson County DEEDWARR
Recvd: 12/28/00 16:11 2pgs
Fees:11.00 Taxes:340.03

20001228-0127145

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$91,900.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|13th DAY OF December, 2000.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Gray & Jere Gray 5004 Bonnalynn Drive Hermitage, TN 37076	1st Trust Bank for Savings 6525 Quail Hollow, suite 300 Memphis, TN 38120	Map 74-12 Parcel 102

For and in 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,

Gwendolyn Juanita Burnett, Trustee, of
The Samuel Ray Burnett and Gwendolyn Juanita Burnett Revocable Living Trust

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Matthew Gray and wife, Jere Gray

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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 509 ON THE PLAN OF HERMITAGE HILLS, SEC. 5, OF RECORD IN BOOK 3300, PAGES 1 AND 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 509 FRONTS 75.0 FEET ON THE WESTERLY MARGIN OF BONNALYNN DRIVE AND RUNS BACK BETWEEN LINES, MEASURING 169.75 FEET ON THE SOUTHERLY SIDE AND 171.2 FEET ON THE NORTHERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL RAY BURNETT AND WIFE, GWENDOLYN J. BURNETT, BY DEED FROM MALVIN HOMES, INC., DATED OCTOBER 17, 1961, AND OF RECORD IN BOOK 3285, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO THE SAMUEL RAY BURNETT AND GWENDOLYN JUANITA BURNETT REVOCABLE LIVING TRUST BY QUITCLAIM DEED FROM SAMUEL RAY BURNETT AND HIS WIFE, GWENDOLYN JUANITA BURNETT, DATED FEBRUARY 5, 1998, AND OF RECORD IN BOOK 10788, PAGE 42, SAID REGISTER'S OFFICE. SAMUEL RAY BURNETT HAVING SINCE DECEASED.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front of said lot, a 10' easement for utilities and drainage purposes along the rear and south side of said lot, and a 2½' x 25' utility anchor easement over the northeast of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3222, Page 154, and amended in Book 3250, Page 101, Book 3428, Page 379, and Book 3433, Page 309, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5004 Bonnalynn Drive, Hermitage, TN 37076
(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 our hand(s) this 13th day of December, 2000.

Gwendolyn Juanita Burnett Trustee
Gwendolyn Juanita Burnett, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gwendolyn Juanita Burnett, Trustee, of The Samuel Ray Burnett and Gwendolyn Juanita Burnett Revocable Living Trust, with whom I am personally acquainted, (or who 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, at office, this 13th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076