Davidson County DEEDWARR
Recvd: 02/21/01 10:30 2pgs
Fees:11.00 Taxes:246.05

20010221-0016105

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39644

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2001

Notary Public

MY COMMISSION EXPIRES: 5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melva L. Padgett	Fifth Third Mortgage	94-2-71.01
1705 Electric Avenue	250 W. Main Street, Ste. 100	
Nashville, TN, 37206	Lexington, KY 40507	

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, I/WE,

Benjamin Bradford Burgess and Suzanne Burgess

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melva L. Padgett, unmarried

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:

Being Lot No. 56 on the plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the northerly side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Benjamin B. Burgess by Deed from Paul W. Tice and wife, Wilma L. Tice of record in Book 9970, page 662, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 1705 Electric Avenue, Nashville, TN 37206

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 15th day of February, 2001

Benjamin Bradford Burgess by Richard Bryan atty-in-fact

Benjamin Bradford Burgess by Richard Bryan, Atty-in-Fact

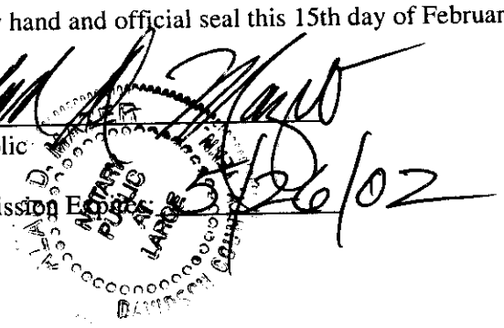
Suzanne Burgess by Richard Bryan atty-in-fact

Suzanne Burgess by Richard Bryan, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of February, 2001, personally appeared Richard Bryan to me known to be the person who executed the foregoing instrument on behalf of Benjamin Bradford Burgess and Suzanne Burgess as Attorney in Fact, and acknowledged that Richard Bryan executed the same as the free act and deed of the said Benjamin Bradford Burgess and Suzanne Burgess.

Witness my hand and official seal this 15th day of February, 2001.



Notary Public

My Commission Expires: 3/26/02