Bok 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/01 13:33 2pgs
Fees:11.00 Taxes:320.05

20010501-0043841

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Edward A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2001

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward A. Smith (NAME)	Union Planters Bank, N.A. (NAME)	MAP 162-18
401 Clair Crest Drive (ADDRESS)	P.O. Box 2127 (ADDRESS)	PARCEL 2
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2127 (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, William Nathan Burton

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

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, being Lot No. 2 on the Revision to Units 1 through 7, of Clairmont, Phase Three, a Planned Unit Development, as of record in Book 6050, page 486, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Nathan Burton by deed from Clark R. Smith of record in Book 11303, page 762, Register's Office for Davidson County, TN.

Covenants, conditions and restrictions as recorded in Book 6988, page 542, as amended in Book 7269, page 223; Book 7891, page 590; Book 8027, page 258; Book 8027, page 261; Book 8027, page 264; and Book 8784, page 328, Register's Office for said County.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6050, page 486, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Jennifer Burton joins in this conveyance to convey any interest she may have as the wife of William Nathan Burton.

unimproved ( )
This is improved (X) property, known as 401 Clair Crest Drive, 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 hand this 25th day of April, 2001

William Nathan Burton
William Nathan Burton

Jennifer Burton
Jennifer Burton

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 William Nathan Burton and Jennifer Burton

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 25th day of April, 2001.

Commission expires 11/24/2001

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public