Davidson County DEEDWARR
Recvd: 05/08/01 09:42 2pgs
Fees:11.00 Taxes:847.30
20010508-0047265

H-0057

THIS INSTRUMENT PREPARED BY:
Beth Edmondson
PENNINGTON & EDMONDSON, PLC
3011 Armory Drive
Suite 270
Nashville, Tennessee 37204
(615) 744-3900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 229,000.00.

AFFIANT

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 16th day of April, 2001.

Notary Public

My Commission Expires: 11/27/04

Address New Owners As Follows:
Donald & Karen Metzger
1909 Cedar Lane
Nashville, TN 37212

Send Tax Bills To:
Pulte Mortgage Corp.
7475 S. Joliet St.
Englewood, CO 80112

Map-Parcel Numbers:
117-4/312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW R. BURNSTEIN AND WIFE, JULIE M. BURNSTEIN,** ALSO KNOWN AS JULIE MURPHY BURNSTEIN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD METZGER AND WIFE, KAREN METZGER,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in the 7th, formerly 10th Civil District of Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of A.B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court for said County, described as follows:

BEGINNING at a point in the southerly margin of Ellenway or Cedar Lane 76 feet East of the southeast intersection of said Lane and an unnamed 50 feet street; thence, easterly along the southerly margin of Cedar Lane 80 feet to the northwest corner of land conveyed to E.M. Hillspaugh and wife, by deed from A.G. Morris and wife, of record in Book 1115, page 75, Register's Office for Davidson County, Tennessee; thence southerly along Hillspaugh's westerly line 160 feet to the North line of a 15 foot alley; thence, with the margin of same westerly 80 feet to a point 88 ½ feet East of the northeast intersection of said alley and said 50 foot unnamed street; thence northerly 160 feet to the point of beginning.

BEING the same property conveyed to Matthew R. Burnstein and Julie C. Murphy, now known as Julie M. Burnstein, by Warranty Deed from Richard L. Deckbar, Jr. and wife, Virginia Kelley Deckbar, of record in Book 11219, page 249, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee;
2. Easement of record in Book 1079, page 555, Register's Office for Davidson County, Tennessee; and

3. Matters shown on Plat of record in Plan Book 1, page 22, Chancery Courty, Davidson County.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 hands this 16th day of April, 2001.

Matthew R. Burnstein

Julie M. Burnstein JULIE MURPHY BURNSTEIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW R. BURNSTEIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of April, 2001.

Notary Public

My Commission Expires: 08-21-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIE M. BURNSTEIN**,* with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of April, 2001. *JULIE MURPHY BURNSTEIN

Notary Public

My Commission Expires: 08-21-02

0061093.01