Davidson County DEEDWARR
Recvd: 08/07/01 12:38 2pgs
Fees:13.00 Taxes:148.00
20010807-0084706

ADDRESS OF NEW OWNER & SEND TAX BILLS TO:
FAYE N. IVIE
3415 West End ave, 603E
Nashville, Tn 37203

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 104 GROUP 6-A PARCEL 135 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FORTY THOUSAND AND NO/100 ($40,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **FRANCIS W. BURKE**, have this day bargained and sold and by these presents do hereby transfer and convey unto **FAYE N. IVIE**, her heirs and assigns, the following described lot or parcel of land situated Davidson County, Tennessee, and described more particularly as follows, to-wit:

A certain condominium Apartment in Davidson County, Tennessee, being Unit No. 603-E on the Plan of Continental Condominium of record in Book 5200, pages 399-401, as amended in Book 6135, page 788, both of record in Register's Office for Davidson County, Tennessee and which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to I Francis W. Burke, and wife, Jayne E. Burke by deed from Computer Real Estates Corporation, of record in Book 10337, page 83, Register's Office for Davidson County, Tennessee. The said Jayne E. Burke is now deceased leaving Francis W. Burke sole owner of said property

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 2001, a lien which is not yet due and payable.

Master Deed of record in Book 5862, page 589, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee.

All matters of record in Book 5207, pages 399-401, as amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said FAYE N. IVIE, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2001 real estate taxes which are to be pro-rated applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said FAYE N. IVIE, her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 26 day of July, 2001.

Francis W Burke
FRANCIS W. BURKE

REBECCA CONNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Francis W. Burke, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 28th day of July, 2001.

Rebecca Conner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-13-01

OATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$40,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Faye N. Ivie
AFFIANT

SUBSCRIBED and sworn to before me, this the 28th day of July 2001.

Rebecca Conner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-13-01

REBECCA CONNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE