THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 11/30/01 11:39 3pgs
Fees:18.00 Taxes:462.13
20011130-0131643

WARRANTY DEED

THIS INDENTURE, made this the 16th day of November, 2001 between **DAVID A. BURKE, SR. AND KAREN M. BURKE, HUSAND AND WIFE** of **DAVIDSON** County, Tennessee, First Parties, and

Kevin Cobb and wife, Beverly Cobb,
of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. BURKE, SR. AND KAREN M. BURKE, HUSBAND AND WIFE, BY DEED FROM RAYMOND E. ALLEN AND BRENDA F. ALLEN, HUSBAND AND WIFE, OF RECORD IN BOOK 8905, PAGE 468, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

_____ PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

David A. Burke, Sr.
DAVID A. BURKE, SR.

Karen M. Burke
KAREN M. BURKE

STATE OF Tennessee
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DAVID A. BURKE, SR.**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of October, 2001.

Stacy M. Perry
Notary Public
Printed name: Stacy M. Perry

My commission expires: 3-28-04
NOTARY SEAL

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KAREN M. BURKE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of October, 2001.

Notary Public
Printed name: Cheryl Pratt Griffith

My commission expires: 11/2001

NOTARY SEAL

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Kevin Cobb
909 Hospital Dr
Madison, TN 37115

RESPONSIBLE TAXPAYER:
PROPERTY OWNER

CLT# 52-3-85

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $124,900.00.

Martha P. Reich (AFFIANT)

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

Daphne Barnes
Notary Public
Printed Name Daphne Barnes

My commission expires 6/5/05

EXHIBIT "A"

Land situated and being in the County of Davidson, State of Tennessee:

Being a part of Lot "B" on the Plan of Home Acres, of record in Plat Book 974, Page 39, and more particularly described as follows:

Beginning at a point in the northerly margin of Hospital Drive (formerly Sanitarium Drive) being 225 feet east of the intersection of Kinsey Boulevard and marking the southwest corner of this described lot; thence, leaving said margin in a northerly direction 175 feet to a point marking the northwest corner of this described lot; thence, in an easterly direction 200 feet to a point marking the northeast corner of this described lot; thence, in a southerly direction 175 feet to a point in the northerly margin of Hospital Drive; thence, in a westerly direction with said margin 200 feet to the point of beginning.

Being the same property conveyed to David A. Burke, Sr. and Karen M. Burke, husband and wife, by deed from Raymond E. Allen and Brenda F. Allen, husband and wife, of record in Book 8905, Page 468, Register's Office for Davidson County, Tennessee.

SIGNED FOR IDENTIFICATION:

David A. Burke, Sr.

DAVID A. BURKE, SR.

Karen M. Burke

KAREN M. BURKE