ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Samuel E. Branch Pauline P. Branch 3334 Hamilton Church Road Antioch, TN 37013	Union Planters Bank, National Association Attn: Tax Dept. 7130 Goodlett Farms Parkway Cordova, TN 38016	MAP and PARCEL 150-0-213

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 02/04/02 10:25 2pgs
Fees:13.00 Taxes:447.33
20020204-0014944

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patrick Michael Burgess and Stephanie Iona Burgess, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Samuel E. Branch and Pauline P. Branch, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, dated December 29, 1982 as follows:

Beginning at a point in the north line of Hamilton Church Road. Said point being 250 +/- feet West at the West line of Mt. View Road in a curve with a radius of 1462.40 feet, thence along said curve, Westerly 115.70 feet to a point in the north line of Hamilton Church Road, thence along said R.O.W. N 85 deg. 00' W for 236.30 feet to an iron pin (The South West corner of the Burgess property,) thence N 4 deg. 15' E for 613.25 feet to an iron pin, thence S 85 deg. 15' E for 360.00 feet to an iron pin, thence S 5 deg. 30' W for 623.18 feet to a point in Hamilton Church Road to the point of beginning. Containing 5.05 Acres more or less.

Being the same property conveyed to Patrick Michael Burgess and wife, Stephanie Iona Burgess, by Warranty Deed dated January 24, 1983, from Kent Burgess and wife, Billie Beth Burgess, of record in Book 5998, Page 214, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3334 Hamilton Church Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Any and all easements and restrictions of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,900.00

Samuel E. Branch
Affiant

Subscribed and sworn before me this 31st day of January, 2002.

Cindy S. Smith
Notary Public

My Commission Expires: 3/28/2002

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **January, 2002**.

Patrick Michael Burgess

Stephanie Iona Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Patrick Michael Burgess and Stephanie Iona Burgess, husband and wife** , with whom I am personally acquainted, or who 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 office this **31st** day of **January, 2002**.

Notary Public
My Commission Expires: 3-23-2002

File No. 0201-035