40-A

WARRANTY DEED

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,100.00

Larry J. Burge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 2/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219
BASED UPON INFORMATION PROVIDED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry J. Burge (NAME)	New Owner (NAME)	MAP 6 PARCEL 37
P.O. BOX 160271 (ADDRESS)	(ADDRESS)	SP.INT. 1 AND 2
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	MAP 6 PARCEL 17 SP.INT 1 AND 2

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, Trust A, B and C, as designated under the Will of James Thomas Conrad, a 1/3 interest each as tenants in common, with Melissie Earlene Conrad Bush as * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry J. Burge

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:

SEE ATTACHED EXHIBIT A

Trustee, with full power to sell, transfer, convey or mortgage without the joinder of any beneficiary, as to a one-half undivided interest; and Harold Duncan, as to one-half undivided interest

Davidson County DEEDWARR
Recvd: 02/11/02 16:01 3pgs
Fees:18.00 Taxes:85.47
20020211-0018117

unimproved (X)
This is improved ( ) property, known as 4 Tracts, Baker&Old Buck Hill Rd., Goodlettsville, TN 37072
(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 our hand s this 8th day of February, 2002

Melissie Earlene Conrad Bush (Trustee)
Melissie Earlene Conrad Bush, Trustee

Harold Duncan
Harold Duncan

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 Melissie Earlene Conrad Bush as Trustee, with full power to sell, transfer, convey or mortgage without the joinder of any beneficiary and Harold Duncan the bargainor s, 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 8th day of February, 2002.

Commission expires April 19, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

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

My commission expires _____

_____
Notary Public

EXHIBIT A

TRACT 1:
Land in Davidson County, Tennessee, being Parcel No. 37, Special Interest Group 2 of Tax Map 6 of record at the Tax Assessor Office for Davidson County, and containing .25 acres, more or less.

Being part of the same property conveyed to James T. Conrad and Harold Duncan by Final Decree of The Chancery Court, of record in Book 5085, page 586, and by deed from Betty L. Stiddum of record in Book 5103, page 600, said Register's Office. The said James T. Conrad has since died, and Melissie Earlene Conrad Bush, acting as Executrix, conveyed his one-half interest in the subject property to Trust A, B and C, as designated under the Will of James Thomas Conrad with Melissie Earlene Conrad Bush as Trustee with full power, by quitclaim deed of record in Book 6564, page 793, said Register's Office.

TRACT 2:
Land in Davidson County, Tennessee, being Parcel No. 17, Special Interest Group 2 of Tax Map 6 of record at the Tax Assessor Office for Davidson County, and containing 4.97 acres, more or less.

Being part of the same property conveyed to James T. Conrad and Harold Duncan by Final Decree of The Chancery Court, of record in Book 5085, page 586, and by deed from Betty L. Stiddum of record in Book 5103, page 600, said Register's Office. The said James T. Conrad has since died, and Melissie Earlene Conrad Bush, acting as Executrix, conveyed his one-half interest in the subject property to Trust A, B and C, as designated under the Will of James Thomas Conrad with Melissie Earlene Conrad Bush as Trustee with full power, by quitclaim deed of record in Book 6564, page 793, said Register's Office.

TRACT 3:
Land in Davidson County, Tennessee, being Parcel No. 37, Special Interest Group 1 of Tax Map 6 of record at the Tax Assessor Office for Davidson County, and containing 1.98 acres, more or less.

Being part of the same property conveyed to James T. Conrad and Harold Duncan by Final Decree of The Chancery Court, of record in Book 5085, page 586, and by deed from Betty L. Stiddum of record in Book 5103, page 600, said Register's Office. The said James T. Conrad has since died, and Melissie Earlene Conrad Bush, acting as Executrix, conveyed his one-half interest in the subject property to Trust A, B and C, as designated under the Will of James Thomas Conrad with Melissie Earlene Conrad Bush as Trustee with full power, by quitclaim deed of record in Book 6564, page 793, said Register's Office.

TRACT 4:
Land in Davidson County, Tennessee, being Parcel No. 17, Special Interest Group 1 of Tax Map 6 of record at the Tax Assessor Office for Davidson County, and containing 13.2 acres, more or less.

Being part of the same property conveyed to James T. Conrad and Harold Duncan by Final Decree of The Chancery Court, of record in Book 5085, page 586, and by deed from Betty L. Stiddum of record in Book 5103, page 600, said Register's Office. The said James T. Conrad has since died, and Melissie Earlene Conrad Bush, acting as Executrix, conveyed his one-half interest in the subject property to Trust A, B and C, as designated under the Will of James Thomas Conrad with Melissie Earlene Conrad Bush as Trustee with full power, by quitclaim deed of record in Book 6564, page 793, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.