This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
Lawrence A. Burkett, Sr.
3647 Traditions Drive
Gainesville, GA 30506

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 083-01
GROUP
PARCEL 306.00

Davidson County DEEDWARR
Recvd: 02/20/02 15:02 2pgs
Fees:13.00 Taxes:185.00
20020220-0021792

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Pauline Forkum, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lawrence A. Burkett, Sr.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Map of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 51.15 feet on the northerly side of Greenwood Avenue, and runs back between lines 180.7 feet on the westerly line and 183.9 feet on the easterly line to a 12 foot alley and shows 50 feet, more or less, thereon.
>
> BEING the same property conveyed to Pauline Forkum, by deed from Betty Payne, as of record in Book 4631, page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as 1303 East Greenwood Avenue, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lawrence A. Burkett, Sr., his heirs and assigns, forever; and I, Pauline Forkum, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of February, 2002.

Pauline Forkum by Charles Haynes
ATTY in fact

Pauline Forkum by Charles Haynes as her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles Haynes, as the Attorney-in-Fact for Pauline Forkum, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of February, 2002.

Janet L Jayman
NOTARY PUBLIC

My Commission Expires: Aug. 17, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

Thomas W. Dawkins
AFFIANT

Subscribed and sworn to before me
this 13th day of February, 2002.

Janet L Jayman
NOTARY PUBLIC

My Commission Expires: Aug. 17, 2003