Davidson County DEEDWARR
Recvd: 03/11/02 08:38 2pgs
Fees:13.00 Taxes:462.50
20020311-0029825

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bonnie G. Burns, et al
5025 Hillsboro Road
Unit No. 21-H
Nashville, TN 37215

MORTGAGEE:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 131-01D
Parcel 182CO

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, John R. Payne, Jr.,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bonnie G. Burns and Gerald R. Burns and wife, Sherry R. Burns,** 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:

> Being Unit No. 182 as shown on the plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325 et seq., said Register's Office. Said Unit is also known as Apartment No. 21-H.
>
> Being the same property conveyed to John R. Payne, Jr., by deed from John C. Brothers, Jr. and wife Laura Brothers, as of record in Book 19991220, page 0304896, Register's Office for Davidson County, Tennessee.
>
> Cindy R. Payne, spouse of John R. Payne, Jr., executes this instrument to convey her marital interest in and to the property described above.

This is improved property known as 5025 Hillsboro Road, Unit No. 21-H, Nashville, Tennessee 37215.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants and bylaws of record in Book 5211, page 325, Book 5616, page 133, Book 6079, page 516, and easements, covenants and conditions as shown on the plan of record in Book 5200, page 4, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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,

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 hands this 28th day of February, 2002.

JOHN R. PAYNE, JR.

CINDY R. PAYNE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John r. Payne, Jr. and wife, Cindy R. Payne**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28 day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$125,000.00.**

AFFIANT 2/28/02

Subscribed and sworn to before me this 28th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.