AFTER RECORDING RETURN TO: TENNESSEE TITLE & TRUST, INC.,
P. O. BOX 1826
Hendersonville, TN 37077-1826

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

ADDRESS NEW OWNER:
Judith Elaine Earheart
1053 Fitzpatrick Road
Nashville, Tennessee 37214

MORTGAGEE:
Guaranty Trust Company
640 Broadmor Blvd.
Suite 100
Murfreesboro, TN 37129-1218

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 108-04
Parcel 209

Davidson County DEEDWARR
Recvd: 04/02/02 11:16 2pgs
Fees:13.00 Taxes:517.63

20020402-0039732

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, Barbara Burgess,** unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Judith Elaine Earheart,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot 383, Larchwood, Section 7, as recorded in Book 6900, page 274, of the Davidson County Register's Office.
>
> Being the same property conveyed to Barbara Burgess, by deed from Dana M. Staples Turner, unmarried, as of record in Book 8454, page 35, Register's Office for Davidson County, Tennessee.

This is improved property known as 1053 Fitzpatrick Road, Nashville, Tennessee 37214.

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 of record in Book 7216, page 574; easements for utilities of record in Book 7416, page 233, and Book 7416, page 296; and easements, covenants and conditions as shown on the plan of record in Plat Book 6900, page 274, 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, 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 my hand this 28th day of March, 2002.

Barbara Burgess
BARBARA BURGESS

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 **Barbara Burgess**, 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 Mt. Juliet, Tennessee, this 28th day of March, 2002.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 10/26/05

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$139,900.00.**

Sharon Rhodes
AFFIANT

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

NOTARY PUBLIC

DORIS M. FREEMAN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires 2/28/2004

My Commission Expires: 2-28-04