Bk 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/02 16:06 2pgs
Fees:13.00 Taxes:740.00

20020404-0041472

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

Elizabeth E. Burnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF April, 2002.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18170

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
4202 Aberdeen Road Nashville, TN ~~37215~~ 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	103-8-203.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Carr Jennings and wife, Jerelyn Jennings, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elizabeth E. Burnett, Unmarried , hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, of Block "K" on the Plan of Cherokee Park, Section Three, as of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Said Lot 7 fronts 60 feet on the northerly side of Aberdeen Road and runs back 130.22 feet on the westerly line and 128.65 on the easterly line, to a dead line, which is the south right-of-way line of the N C & ST L Railway, measuring 60.02 feet thereon.

Being the same property conveyed to John Carr Jennings and wife, Jerelyn Jennings, by Deed from SunTrust Bank, Executor of the Estates of Anna Rankin Grant, of record in Instrument No. 20011231-0144981, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 843, page 2, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at **4202 Aberdeen Road, Nashville, TN** ~~37215~~ 37205.

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 GRANTORS do covenant

with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 2nd day of April , 2002.

John Carr Jennings

John Carr Jennings

Jerelyn W. Jennings

Jerelyn Jennings

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 2, 2002, before me personally appeared John Carr Jennings and Jerelyn Jennings to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 2nd day of April, 2002.

David B. Herbert

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE