18192

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/02 16:20 2pgs
Fees:13.00 Taxes:481.00

20020409-0043816

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF April, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18192

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
733 Baugh Road Nashville, TN 37221	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	142-10-086.00

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, Howard J.C. Anderson and wife, Nina Sue Anderson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto M. Terry Burkhalter and Peggy C. Burkhalter, as Tenants in Common, 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. 12 on the Map of Green Meadows, Section I, of record in Book 5050, page 92, in the Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete and accurate description.

Being the same property conveyed to Howard J. C. Anderson by Deed from Joyce W. Hodge, a single woman, of record in Book 5462, page 229, in the 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. Also subject to matters shown of record in Book 5050, page 92, in the Register's Office for Davidson County, Tennessee; and
4. Also subject to restrictive covenants of record in Book 5376, page 552 in the Register's Office for Davidson County, Tennessee.

Said Nina Sue Anderson hereby joins in the execution of this instrument in order to convey any and all marital interest she may have in the subject property.

This property is also known as improved property located at 733 Baugh Road, Nashville, TN 37221.

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 5th day of April , 2002.

Howard J.C. Anderson

Howard J.C. Anderson

Nina Sue Anderson

NINA SUE ANDERSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 5th, 2002, before me personally appeared Howard J.C. Anderson and 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 (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 5th day of April, 2002.

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

David B. Herbert

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 5th, 2002, before me personally appeared Nina Sue Anderson 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 (s)he executed the same as his/her free act and deed.

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

Witness my hand and official seal this 5th day of April, 2002.

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

David B. Herbert

NOTARY PUBLIC