WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Marilyn J Kummer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/17/02 12:35 2pgs
Fees:13.00 Taxes:555.00
20020517-0060757

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn J. Kummer, et al	SAME	54-13-21
(NAME) 3238 Lakeshore Drive	(NAME)	54-13-20
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lou Ann Burkeen and James E. Winchester, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn J. Kummer and husband, Johnny Kummer Jr. and Guy Smith and wife, Frances L. Smith,

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:

TRACT 1 – Map 54-13 Parcel 21

BEING parts of Lots Nos. 14 and 15, Section 2, Life & Casualty Insurance Company's Subdivision, as of record in Book 843, Page 56, Register's Office for said County, more particularly described according to a copy of a survey thereof made by N. G. Jenkins, Surveyor, dated September 12, 1953, as follows:

BEGINNING at a point, iron pin, in the center line of Pitts Avenue, 766.7 feet from the north right-of-way line of Old Hickory Boulevard; thence N 31° 20' W 190 feet to an iron pin in the line between Lots Nos. 14 and 15; thence with said line, N 44° 20' W 48 feet to an iron pin; thence N 46° 55' E 121.5 feet to an iron pin; W. M. Carter's northwest corner; thence with Carter's southwesterly line S 43° 54' E 68 feet to an iron pin; continuing with said Carter's line, southeastwardly 200 feet to the center line of Pitts Avenue, the southernmost corner of the property conveyed to Willis M. Carter and wife, by deed of record in Book 1755, Page 483, said Register's Office; thence with the center line of said Avenue, S 67° 00' W 110 feet to the beginning.

BEING the same property conveyed to Eva W. Burnett and husband, Jessie Thomas Burnett by Warranty Deed of record in Book 5239, Page 760, Register's Office for Davidson County, Tennessee. Jessie Thomas Burnett predeceased Eva W. Burnett on September 18, 1981. Eva W. Burnett (also known as Eva Ruth Burnett) died on October 5, 2001. Affidavit of Heirship recorded in Instrument No. 20011227-0142498, said Register's Office, vests title in two only surviving heirs, Lou Ann Burkeen and James E. Winchester.

TRACT 2 – Map 54-13 Parcel 20

LAND lying in the Fourth Civil District of Davidson County, Tennessee, being a part of Lot No. 14, Life and Casualty Subdivision, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee,

BEGINNING at an iron pin 248 feet from the northwesterly margin of Pitts Avenue and thence north 44° 20' west 298.5 feet to an iron pin; thence north 29° 40' east 129 feet to a point; thence south 43° 54' east 347 feet to an iron pin; thence south 46° 55' west 121.5 feet to the point of beginning, bounded on the southwest by Barnes, on the northwest by Boyd, on the northeast by Crawford and on the southeast by Winchester.

BEING the same property conveyed to Eva W. Burnett and husband, Jessie Thomas Burnett by Warranty Deed of record in Book 5235, Page 725, Register's Office for Davidson County, Tennessee. Jessie Thomas Burnett predeceased Eva W. Burnett on September 18, 1981. Eva W. Burnett (also known as Eva Ruth Burnett) died on October 5, 2001. Affidavit of Heirship recorded in Instrument No. 20011227-0142498, said Register's Office, vests title in two only surviving heirs, Lou Ann Burkeen and James E. Winchester.

Legal descriptions are taken from existing documents. No new survey done.

This property is not the primary residence of the Grantors.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3238 Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 3rd day of May, 2002.

Lou Ann Burkeen

Lou Ann Burkeen

James E. Winchester

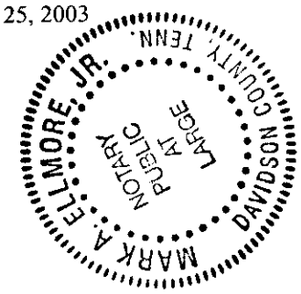
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Lou Ann Burkeen and James E. Winchester, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2002.

Commission expires: January 25, 2003



Mark A. Ellmore, Jr. Notary Public