Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2002.

Notary Public
My commission expires: 04/20/03

Davidson County DEEDWARR
Recvd: 09/10/02 16:07 2pgs
Fees:13.00 Taxes:666.00
20020910-0110067

Address of New Owner:	Send Tax Bills to:	Tax Information
Theodore M. Burkhart	Suntrust Bank	19-117.07-0-097.00
3408 Benham Avenue	201 Fourth Ave., N/7th Floor	
Nashville TN 37215	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Anna M. Beaver an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Theodore M. Burkhart and wife Meridith C. Burkhart hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 100 feet of Lot No. 184 and the southerly 50 feet of Lot Nol. 185 on the Map of North Part of Noel's Subdivision of Watkins Grove as of record in Book 547 page 156 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description and further described as follows:

Said parts of said lots adjoin and front together 150 feet on the easterly sude if Benham Street and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Anna M. Beaver and Nellie K. Hixon as joint tenants with right of survivorship by deed from Evelyn Larkins Swann Vinson of record in Book 3534 page 483 Register's Office for Davidson County, Tennessee. Nellie K. Hixon died on May 10, 1986 and Anna M. Beaver survived as joint tenant with right of survivorship.

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of North Part of Noel's Subdivsion of Watkins Grove of record in Book 547 Page 156, Register's Office for Davidson County, Tennessee

This property is improved property known as 3408 Benham Avenue, Nashville, Tennessee 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 _____ day of September, 2002.

Anna M. Beaver

Anna M. Beaver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna M. Beaver and, the bargainor(s), 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 Brentwood, Tennessee, this 6th day of September, 2002.

Notary Public
Amy Cross Nance

My Commission expires: 04/20/03

FILE NO: 03534