Box 14-A
15376-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/02 09:52 2pgs
Fees:13.00 Taxes:321.90
20020920-0114744

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL H. BURT	"New Owner"	MAP 053-03,
(NAME)	(NAME)	
1402 Debow Street		PARCEL 142
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, TKR Properties, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL H. BURT, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Village of Old Hickory, Section C, as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SSS Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz, General Partners, by Warranty Deed from American Consulting Corporation, a Tennessee corporation, of record in Instrument No. 20011129-0131353, Register's Office for Davidson County, Tennessee. And further conveyed to TKR Properties, a partnership, by Quitclaim Deed from SSS Properties, a partnership, of record in Instrument No. 20020321-0034815, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1402 Debow Street, 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 hand s this 19th day of September, 2002

TKR PROPERTIES

By: Donald R. Swartz
Donald R. Swartz, General Partner

By: Terry K. Swartz
Terry K. Swartz, General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Swartz and Terri K. Swartz with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the General Partner and General Partner respectively of the TKR PROPERTIES the within named bargainor, a partnership, and that they as such General Partner and General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Donald R. Swartz as such General Partner, and attesting the same by the said Terri K. Swartz as such General Partner.

Witness my hand and official seal at office at NASHVILLE, TN on this the 19th day of September, 2002.

My commission expires 4/10/05

_____
Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY