WARRANTY DEED

JANE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF October 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Carrigan (NAME)	Owner (NAME)	MAP 52-6
717 Howe Ave. (ADDRESS)	(ADDRESS)	PARCEL 24.00
Madison, TN 37115 (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, James M. Burns and wife, Donna P. Burns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Carrigan and wife, Beverly Carrigan

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:

SCHEDULE "A" - LEGAL DESCRIPTION

Property located at: 717 Howse Avenue, Davidson County, Madison, TN 37115 AND:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Pickett Heights, Section 1, as of record in Book 2331, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James M. Burns and wife, Donna P. Burns by deed dated 05-25-90, from Fred B. Denton and wife, Katherine J. Denton, filed for record on 06-04-90, in Book 8122, page 478, Register's Office for Davidson County, Tennessee AND

Davidson County DEEDWARR
Recvd: 11/08/02 12:32 2pgs
Fees:13.00 Taxes:462.13

20021108-0138147

unimproved ( )
This is improved (X) property, known as 717 Howe Ave., Madison, TN 37115
(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 30th day of October 2002

James M. Burns

Donna P. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Burns and wife, Donna P. Burns

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 Goodlettsville, Tennessee, this 30th day of October, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006