Davidson County DEEDWARR
Recvd: 12/11/02 14:36 2pgs
Fees:13.00 Taxes:202.39

20021211-0152986

MAP - PARCEL NO:
069 - 16 - 0088.00

This instrument has been prepared from information furnished by Seller and without the benefit of a title examination.

This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Avenue North
Franklin, Tennessee 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Gladys Marie Burns	Gladys Marie Burns	Patricia W. Charron
1612 Ashton Avenue	1612 Ashton Avenue	6514 Murray Lane
Nashville, Tennessee 37218	Nashville, Tennessee 37218	Brentwood, Tennessee 30727

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, **PATRICIA W. CHARRON**, hereinafter referred to as Grantor, has bargained and sold and by these presents does transfer and convey unto **GLADYS MARIE BURNS**, hereinafter referred to as Grantee, her heirs, successors and/or assigns forever, the following described property, to-wit:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 10 on the map of the subdivision of A.T. Putman's 7½ acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveying, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue, at a point 70 feet west of the northwest corner of the property conveyed to Jettora Warnack by deed from A.T. Putman and wife, of record in Book 1515, page 222, Register's Office for said County, being the corner of Lots Nos. 9 and 10; thence with said Avenue, westwardly 70 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots southwardly 224.75 feet; thence eastwardly 70 feet to the corner of said Lots Nos. 9 and 10; thence with the line between said two lots, northwardly 224.5 feet to the beginning.

Being the same property conveyed by R. Gregg Poole, et ux to Patricia W. Charron by Instrument Number 20010621-0066111, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs, successors and/or assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, her heirs, successors and/or assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever except as follows:

1. 2002 Metropolitan Davidson County taxes which are due and unpaid and which is the obligation of Grantee.

2. Metro Codes Letter of Record in Book 11747, page 486, Register's Office for Davidson County, Tennessee.

3. Subject to any and all existing easements, set-back lines and restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all and demand of all persons whomsoever.

JAMES A. CHARRON, the husband of Patricia W. Charron, joins in the executions in the execution of this Warranty Deed for the purpose of divesting to Grantee any right, title or interest he may have in said real estate by virtue of his marriage to Grantor.

IN TESTIMONY WHEREOF, Grantor has hereunto set her signature, this the 3rd day of December, 2002.

Patricia W. Charron
PATRICIA W. CHARRON
Grantor

James A Charron
JAMES A. CHARRON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Michelle White, a Notary Public in and for said county and state, the within named **PATRICA W. CHARRON and husband, JAMES A. CHARRON**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 3rd day of December, 2002.

My Commission Expires:
March 13, 2006.

Michelle White
Notary Public

MICHELLE WHITE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $54,700.

Gladys Marie Burns
Affiant

SWORN TO and subscribed before me on this the 3rd day of December, 2002.

My Commission Expires:
March 13, 2006.

Michelle White
Notary Public

MICHELLE WHITE NOTARY PUBLIC AT LARGE