Davidson County DEEDWARR
Recvd: 12/23/02 14:55 2pgs
Fees:13.00 Taxes:336.70

20021223-0158233

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-20-2003

(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

ET-02-3538

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Kelly Burgess, a single man	William Kelly Burgess	
(NAME)	(NAME)	
300 Monaco Drive	300 Monaco Drive	75-6-118
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC LOWMAN AND WIFE, MARY E. LOWMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM KELLY BURGESS, A SINGLE MAN , hereinafter called the Grantees, their heirs and assigns, that 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. 15 on the plan of Section 5, Hermitage Estates, of record in BOok 4175, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 35.34 feet on the westerly margin of the cul-de-sac of Monac Drive and extends back 135.00 feet on the northerly line and 126.25 feet on the southerly line to a deed line in the rear, measuring 125.28 feet thereon.

Being the same property conveyed to Eric T. Lowman, married and Charles Pace, unmarried by Deed from Harbans Dhindea and Dharam S. Dhindea dated June 28, 2002, of record in Instrument Number 20020701-0078857, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Eric T. Lowman, married by Deed from Charles Pace as of record in Instrument Number 20021223-0158232, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This conveyance is subject to restrictions of record in Book 3924, page 25, Book 3952, page 881, Book 4182, page 78 and Book 4341, page 247, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 300 Monaco Drive, Hermitage, Tennessee 37076
(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 my/our hand(s) this 20th day of December, 2002.

Eric Lowman

Mary E. Lowman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Eric Lowman and Mary E. Lowman, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 20th day of December, 2002.

My Commission Expires: 5-20-2003

Rita B. Mitchell
Notary Public

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 20th day of December, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW