Davidson County DEEDWARR
Recvd: 02/18/03 10:24 2pgs
Fees:13.00 Taxes:296.00
20030218-0020763

WARRANTY DEED

THIS INSTRUMENT PREPARED FROM DOCUMENTS PROVIDED BY THE PARTIES WITHOUT SEARCH BY:	Stephen J. Holzapfel, Attorney 2801 Columbine Place Nashville, Tennessee 37204

New Owner	Send Tax Bills to:	Map & Parcel
Michael Burgess and wife, Sonia L. Burgess	Michael Burgess 301 Collier Avenue Nashville, Tennessee 37211	119-13 278 Lot No. 18 Tanksley Subdivision

FOR AND IN CONSIDERATION of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vincent P. Burns and wife, Audrey M. Burns hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto Michael Burgess and wife, Sonia L. Burgess, hereinafter called the Grantees their successors and assigns, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 18 on the Map of the Tanksley Subdivision, of record in Book 547, page 56, Register's Office for said County.

Said part of said lot fronts 75 feet on the southerly side of Collier Avenue and runs back between parallel lines 153 feet to an alley. (plan shows Collier Avenue 40 feet wide.)

Being the same property conveyed to Vincent P. Burns and wife, Audrey M. Burns by deed from Mildred D. Thompson, of record in Book 4081 page 861, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 Collier Avenue, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, titles and interest thereunto belonging to the said Grantees, their heirs and assigns in fee simple forever.

And the Grantors do hereby covenant with the Grantees that they are lawfully seized in fee of the said real estate; that they have a good right to sell and convey the same; and that the same is unencumbered.

And Grantors 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.

Wherever used, the singular number shall include the plural, the plural the singular and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said Grantors the day and year first above written.

IN WITNESS WHEREOF we have hereunto set our hands on this 15th day of February, 2003.

Vincent P. Burns

Vincent P Burns

Audrey M. Burns

Audrey M. 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 Vincent P. Burns and wife, Audrey M. Burns, the Bargainors, 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 Nashville, Tennessee this 15th day of February, 2003.

NOTARY PUBLIC

My commission expires: November 29, 2003.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00

Affiant, Vincent P. Burns

Affiant, Audrey M. Burns

Sworn to and subscribed before me on this the 15th day of February, 2003.

NOTARY PUBLIC

My commission expires: November 29, 2003.

Maximum principal indebtedness for Tennessee recording tax purposes is $ 80,000.00.