WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 9/4/05
(AFFIX SEAL)

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Abrams	Taylor, Bean & Whitaker	150-2/129.00
(NAME)	(NAME)	
3122 Justin Towne Court	1417 N. Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Ocala, FL 34475	
(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, Timothy B. Burns and wife, Jacqueline R. Javier-Burns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Abrams and wife, Deborah Abrams

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. 24A on the Plan of Justin Towne, Section II, Resubdivision of Lots 13 through 26, of record in Book 5200, Page 588, Register's Office for said County, being more particularly described as follows:

BEGINNING at a point in the northerly right of way of Justin Towne Court, said point being the SW corner of the westerly half of Lot 24; thence leaving said right of way N 05-50-00 E201.38 feet to a point; thence S 83-43-54 E 30.0 feet to a point; thence S 05-55-54 W 101.63 feet to a point; thence S 05-34-45 W 43.92 feet to a point; thence S 05-49-00 W 55.60 feet to a point in the northerly right of way of Justin Towne Court; thence along said right of way N 84-10-00 W 30.00 feet to the point of BEGINNING, containing 6022 sq. ft., more or less.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 3122 Justin Towne Court, Antioch, TN 337013 (150-2/129.00).

BEING the same property conveyed to Timothy B. Burns and wife, Jacqueline R. Javier-Burns by deed dated 1/28/94 of record in Book 9253, Page 577, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3122 Justin Towne Court, Antioch, Tennessee 37013
(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 18th day of March, 2003

Timothy B. Burns

Jacqueline R. Javier-Burns

Davidson County DEEDWARR
Recvd: 03/24/03 12:22 2pgs
Fees:13.00 Taxes:205.35

20030324-0038519

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy B. Burns and wife, Jacqueline R. Javier-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 Brentwood, Tennessee, this 19th day of March, 2003.

Commission expires 9/4/05

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 _____ 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

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005