Davidson County DEEDWARR
Recvd: 04/10/03 13:58 2pgs
Fees:12.00 Taxes:0.00
20030410-0047874

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
PETER BURAK and DIANE BURAK, Trustees BURAK LIVING TRUST 303 Timberdale Court Nashville, Tennessee 37211	Same	Map 147-6 Parcel 174

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Peter Burak
AFFIANT

Sworn to and subscribed before me this 7th day of April, 2003.

Notary Public
My Commission Expires: July 30, 2005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, PETER BURAK and DIANE BURAK, has this date bargained and sold, and does hereby transfer and convey unto PETER BURAK and DIANE BURAK, Trustees, or their successors in trust, under the revocable BURAK LIVING TRUST, dated April 7, 2003, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 132 and 144 on the Map of Caldwell Country Estates, Sec. II as of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Donald W. Jackson and wife, Frances B. Jackson to Peter Burak and wife, Diane Burak, by Warranty Deed of record in Book 10586, Page 135, Register's Office, Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, setback lines, conditions and encumbrances of record, including Plan of record in Book 2663, Page 128, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property known as:

301 and 303 Timberdale Court, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HAND this 7th day of April, 2003.

Peter Burak
PETER BURAK

Diane A Burak
DIANE A. BURAK

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 PETER BURAK and DIANE A. BURAK, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 2003.

Dwight N. Tolston
NOTARY PUBLIC

My Commission Expires: July 30, 2005