This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue :
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Ed Dilts and wife Christine Dilts
801 Oak Knoll Circle
Mt. Juliet, TN 37122

MAP/Parce.: 053-08-097.00
&098.00

Davidson County DEEDWARR
Recvd: 05/12/03 15:21 2pgs
Fees:13.00 Taxes:92.50

20030512-0063589

WARRANTY DEED

THIS INDENTURE, made this 7th day of May, 2003 between

Robert Mizell Burton and Claudia M. Burton and Rickey R. Robinson and Annie Frances Robinson Pace and Ann K. Robinson n/k/a Elizabeth Ann Hall

Tennessee, hereinafter referred to as **Grantor**, and

Ed Dilts and wife Christine Dilts

Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lots Nos. 3 and 4 of Block 9 on the Map of Dabbs and Elliott Subdivision No. 1 of record in Book 547, Page 97, Register's Office Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anna May Skelton Burton for life with Remainder to John Parker Burton, Angela Louise Burton and Robert Mizell Burton. The Said Anna May Skelton Burton having died on November 7, 1988. The said John Parker Burton having died testate on December 15, 2000 having devised his interest by will to his wife Claudia Mae Burton by will of record in Probate Case No. 01P1280, Probate Court for Davidson County, Tennessee. The said Angela Louise Burton having died intestate on March 25, 1971 being survived by her children, James Bart Robinson, Frances Robinson and Rickey Robinson as her only heirs at law as evidenced by an Affidavit of Inheritance being recorded simultaneously herewith. James Bart Robinson died intestate on April 14, 1993 being survived by his wife Ann K. Robinson n/k/a Elizabeth Ann Hall as is only heir a law as evidenced by an Affidavit of Inheritance being recorded simultaneously herewith.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Robert M. Burton
Robert Mizell Burton

Claudia M. Burton
Claudia M. Burton

Ricky R. Robinson
Rickey R. Robinson

Annie Frances Robinson Pace
Annie ~~Francis~~ Frances Robinson Pace
R.R.R.
C.M.B.
A.K.R.

Elizabeth Ann Hall
Annk K. Robinson n/k/a Elizabeth Ann Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Mizell Burton and Claudia M. Burton and Rickey R. Robinson and Annie ~~Francis~~ Frances Robinson Pace and Ann K. Robinson n/k/a Elizabeth Ann Hall the within named 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 office this 7th day of May,2003

Notary

My Commission Expires: 9/30/06

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $25,000.00.

Robert M. Burton
Affiant

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

Notary Public

My Commission Expires: 9/30/06

NOTARY PUBLIC AT LARGE