Davidson County DEEDWARR
Recvd: 09/12/03 13:51 3pgs
Fees:18.00 Taxes:370.00
20030912-0134433

SPECIAL WARRANTY DEED

This deed made this 4 day of Sept., 2003, between Zandra Burton, Grantor, and Carol Bessire, Buyer:

W I T N E S S E T H, that the Grantor, in consideration of $ Ten Dollars and other good and valuable consideration paid by the Buyer, does hereby transfer and convey unto the Buyer, her heirs, successors and assigns, forever, all that certain parcel of land, with the buildings and improvements thereon erected, as described as follows:

See attached Exhibit A.

Subject to any taxes accrued and as yet unpayable, easements, set back lines and other restrictions of record.

Together with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above descried premises to the center lines thereof; together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto Buyer, their heirs, successors, and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as otherwise noted. Grantor further covenants and binds themselves, their successors and representatives, to warrant and forever defend the title to said real estate to Carol Bessire, her successors, heirs, and assigns against any and all claims or liens arising from the term of ownership of ~~and~~ Zandra Burton and that this property is unencumbered by said claims. The Grantors do not warrant the title to any prior claims arising from the term of ownership of Carol Bessire.

IN WITNESS WHEREOF, Grantor has duly executed this Warranty Deed the day and year first above written.

Zandra Burton
ZANDRA BURTON

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 04th of September, 2003, before me, a notary public, personally appeared Zandra Burton known to me or satisfactorily proved to be the individual whose names are

subscribed to the within instrument and acknowledged that they executed the same for the purposes for the purposes therein contained.
HEREUNTO I set my hand and official seal.

NOTARY PUBLIC,
My commission expires: 24 July 2004



This instrument was prepared by:

Kevin S. Key, Esq. (9519)
217 Second Avenue North
Nashville, TN 37201
(615) 256-4080

Address of new owner(s):

Carol Bessire
5804 ~~5809~~ Robertson Avenue
Nashville TN 37209

Send subsequent tax bills to:

Same

Map, Parcel 91-10-236

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $100,000.00.

AFFIANT

Sworn to and subscribed before me
this 12th day of September, 1993.

NOTARY PUBLIC

My commission expires: 8/23/04

This instrument prepared by:
Kevin S. Key, Esq.
217 Second Avenue North
Nashville, TN 37201

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 248 feet of the northerly 150 feet of Block No. 16 on the Plan of B. F. Cockrill's Farm, of record in Book 161, Pages 134 and 135, Register's Office for said County, known as 5809 Robertson Road.

Being Lot No. 1 on the unrecorded subdivision of part of said Block No. 16 and the westerly 108 feet of the easterly 258 feet of the southerly part of said Block No. 16 on the Map of B. F. Cockrill's Farm, being Lot No. 5 on the unrecorded subdivision of said Block No. 16 described together according to a survey made by Geo. W. Watkins, Surveyor, April 21, 1953, as follows:

Beginning in the center of Robertson Avenue, at a point 208 feet west of the center line of Synder, formerly Foster Avenue, being the corder of Lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said two lots, southwardly 150 feet to the northerly line of said Lot No. 5; thence with the said line, eastwardly 54 feet to the southeast corner of the property conveyed to 1.09 Baker and wife, by deed from Jay Cross and wife, of record in Book 2245, Page 598, said Register's office; thence with said Baker's easterly line, northwardly 1.1 feet to the southwest corner of the property conveyed to Vallis Rubin Alexander and wife, by deed from Jay Cross and wife, of record in Book 2200, Page 5 said Register's office; thence with the southerly line of said Alexander property, eastwardly 4 feet to the northwest corner of the second tract conveyed to Arthur Sender and wife, by deed from Jay Cross and wife, of record in Book 2147, Page 371, said Register's office; thence with the westerly line of said Sender property, southwardly 100 feet; thence westwardly 100 feet, thence northwardly 248.9 feet to the center of Robertson Avenue; thence with the center of said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Zandra Burton by Trustee's Deed date July 9th, 2003 from Robert M. Wilson, Jr., as Successor-Trustee to of record in Davidson County Register's Office as Instrument 20030820001209.