Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0309-61075

Davidson County DEEDWARR
Recvd: 10/09/03 10:21 2pgs
Fees:13.00 Taxes:188.70

20031009-0149971

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00.

Affiant

Subscribed and sworn to before me, this day of October, 2003.

Notary Public
My commission expires: 9/23/2007

LUTHER P. RAMSEY, III NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Burnett Lot 4 Coopertown Rd. Joelton, TN 37080	DONALD BURNETT 39 ILLINOIS PONTIAC, MI 48341	0004-0-00-172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronnie Lee Jackson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Burnett and wife, Myra Burnett, hereinafter called the Grantees, their successors 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 Tract No. 4 based on field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly .09 mile along said right-of-way from its intersection with Whites Creek Pike, and being North 81degrees 36' 07" West 679.32 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows, et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; thence leaving said right-of-way and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, as follows: North 8 degrees 23' 53" East 686.78 feet to an iron pin, South 88 degrees 44' 19" East 331.54 feet to an iron pin intercepting a curve in the westerly margin of a 50 foot wide easement for ingress/egress, drainage and utilities concave to the east and having a radius of 890.0 feet; thence continuing to sever said Caudill property with said margin, as follows: southerly an arc distance of 196.56 feet to an iron pin at the beginning of a turn-in curve in said margin to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25.00 feet; thence continuing to sever said Caudill property with said margin, southwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00' 00" to an iron pin at the point of tangency in said Northerly right-of-way; thence with said right-of-way, North 81 degrees, 36' 07" West 282.36 feet to the Beginning containing 5.01 acres.

Being the same property conveyed to Ronnie Lee Jackson, by deed from W.N. Smith and wife, Alma Smith, dated 04/30/1994, recorded 05/12/1994, in Book 9342, Page 665, Register's Office for Davidson County, Tennessee.

Janet Theresa Jackson, wife of Ronnie Lee Jackson, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Lot 4 Coopertown Rd., Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of October, 2003.

Ronnie Lee Jackson

Janet Theresa Jackson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronnie Lee Jackson and Janet Theresa Jackson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, TN, this 6th day of October, 2003.

Notary Public

My Commission expires 9/23/2007

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.