PICK-UP

Davidson County DEEDWARR
Recvd: 11/17/03 14:23 2pgs
Fees:13.00 Taxes:27.75
20031117-0167458

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by RICK PILIPONIS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, BRENT BURNETT, and ~~wife~~ Ex ANN BURNETT, have bargained and sold, and by these presents do transfer and convey unto the said RICK PILIPONIS, ~~un~~married, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Revised Plan of East Lake Subdivision, Section 2, of record in Book 5200, Page 299, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to BRENT BURNETT and ~~wife~~, ANN BURNETT by Affidavit of Heirship, of record in Instrument No. 20031117-0167457, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RICK PILIPONIS, his heirs and assigns, forever. And we do covenant with the said RICK PILIPONIS, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said RICK PILIPONIS, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 7th day of November, 2002.

Brent Burnett
BRENT BURNETT

Ann D. Burnett
ANN BURNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **BRENT BURNETT and [redacted] ANN BURNETT,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 27th day of November, 2002.

Lisa M. Layne
NOTARY PUBLIC

LISA M. LAYNE NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

My Commission Expires: 7-29-06

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $7,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 27th day of November, 2002.

Lisa M. Layne
NOTARY PUBLIC

LISA M. LAYNE NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

My Commission Expires: 7-29-06

MAP 108-07
PARCEL 5.00

ADDRESS OF NEW OWNERS:
RICK PILIPONIS
1003 Willow Place
Gallatin, TN 37066

SEND TAX BILLS TO:

SAME