[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ronald Pardue and wife, Nancy Sue Pardue	New Owners	Map 71-11
201 Cross Creek Lane		Parcel 198
Hendersonville, TN 37075		26b 11779

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sammy Lee Burnett, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ronald Pardue and wife, Nancy Sue Pardue** (The "Grantees"),their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet on Lot No. 75 and the southerly 50 feet of the westerly one-half (1/2) of Lot No. 64 on the plan of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 64 and 75 front 50 feet on the easterly side of Meridian Street and run back between parallel lines with the northerly margin of Gateway Avenue, 122 feet, more or less, to a dead line.

Being the same property conveyed to Sammy Lee Burnett, by Quitclaim Deed of record in Instrument Number 20031219-0181355 and re-recorded in Instrument Number 20040120-0007475, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 1501 Meridian Street, Nashville, Tennessee 37207.

Davidson County DEEDWARR
Recvd: 01/20/04 13:47 2pgs
Fees:13.00 Taxes:240.50

20040120-0007476

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Ronald Pardue
Affiant

Subscribed and sworn to before me this 13th day of January, 2004.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of January, 2004.

Sammy Lee Burnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sammy Lee Burnett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of January, 2004.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07