Davidson County DEEDWARR
Recvd: 01/20/04 13:49 2pgs
Fees:13.00 Taxes:166.50

20040120-0007477

2617

[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 27
Hendersonville, TN 37075		26b 11776

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 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 northerly part of Lot No. 72 and the northerly part of the westerly 20 feet of Lot No. 67 on the Map of Trinity Heights, as of record in Book 161, page 38, Register's Office for said County. Said part of said lots front 75 feet on the easterly side of Meridian Street and runs back between 107 feet more or less on the southerly line and 108.9 feet on the northerly line, along the southerly margin of Marshall Avenue, to a dead line in rear, measuring 75 feet more or less thereon.

Being the same property conveyed to Sammy Burnett, by deeds of record in Instrument Number 20031219-0181356 and Book 6124, page 418, 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 1523 Meridian Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

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 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 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