Davidson County DEEDWARR
Recvd: 01/20/04 14:10 2pgs
Fees:13.00 Taxes:296.00
20040120-0007520

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ronald Pardue and wife, Nancy Sue Pardue	New Owners	Map 72-6
201 Cross Creek Lane		Parcel 242
Hendersonville, TN 37075		26b 11778

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 Lot No. 3 and part of Lot No. 33 and part of a 10-foot alley shown on the Plan of Kenmore Place as of record in Book 332, page 32, Register's Office for Davidson County, Tennessee. Described more fully according to a boundary survey by R.I. Montoya dated July 1, 1987, as follows:

Beginning at a iron pin in the easterly margin of Gallatin Road located 154.04 feet, more or less, north of the intersection of McGavock Pike and Gallatin Pike and marking the southwest corner of Lot No. 3; thence with said margin of Gallatin Road, North 27 degrees 54' 7" East 77.0 feet to an iron pin; thence south 86 degrees 53' 101" East 156.77 feet to an iron pin; thence South 04 degrees 31' 34" West 77.19 feet to a railroad spike; thence north 84 degrees 41' 10" East 188.63 feet to the point of beginning.

Being the same property conveyed to Sammy Burnett, by deeds of record in Book 11626, page 823 and Book 9169, page 160, 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.
2. Plan of record in Book 332, page 32, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4786, page 824 and Book 7382, page 761, said Register's Office.
4. Easement Agreement of record in Book 9117, page 776, said Register's Office.

This is improved property commonly known as 3104 Gallatin Pike, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

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