AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/11/04 08:34 2pgs
Fees:13.00 Taxes:1124.80
20040211-0016292

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires JULY 21, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$304,000.00**

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2004.

Notary Public

My commission expires: 7/21/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael A. Buerger **Catherine P. Buerger**	Merrill Lynch Corp.	**158-03-041**
6113 Melbourne Drive	P.O. Box 4287	
Nashville, Tennessee 37215	Carol Stream, IL 60197	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Verna Faye Palmer and Paul E. Cook, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael A. Buerger and Catherine P. Buerger, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 497 on the Plan of Hillsboro Park, Section VIII, as of record in Book 2663, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Casey M. Cook and wife, Melissa G. Cook, by Deed from Virginia JoAnn Wills and Virginia E. Tacker, of record in Instrument No. 20010404-0032662, Register's Office for Davidson County, Tennessee. And being further conveyed to Verna Faye Palmer, by Quitclaim Deed of record in Instrument No. 20020227-0024924, Register's Office for Davidson County, Tennessee. And further conveyed to Verna Faye Palmer and Paul E. Cook, as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20030625-0087036, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **6113 Melbourne Drive, Nashville, Tennessee 37215**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **6th** day of **February, 2004.**

Verna Faye Palmer

Verna Faye Palmer

Paul E. Cook

Paul E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Verna Faye Palmer and Paul E. Cook, as joint tenants with right of survivorship,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **February, 2004.**



Notary Public

My Commission Expires: 4/10/05