OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

T. Larry Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th
DAY OF May, 2004.

Cynthia F. Medlin
NOTARY PUBLIC

My Commission expires: 9-24-05

THIS INSTRUMENT PREPARED BY:

T. Larry Edmondson, 800 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Terry G. Burton and Lawrence N. Johnson (NAME)	Same (NAME)	60-15-52
2710 Dickerson Rd. (ADDRESS)	(ADDRESS)	
Nashville (CITY) TN (STATE) 37207 (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I

Barton W. Dennis

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Terry G. Burton and Lawrence N. Johnson, as tenants-in-common

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This conveyance is made subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is not the primary residence of Grantor

This is unimproved ( ) improved (XX) property, known as

2715 Dickerson Road,	Nashville	Tennessee	37207
(House Number) (Street)	(City)	(State)	(Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of May 2004.

Barton W. Dennis
BARTON W. DENNIS

Davidson County DEEDWARR
Recvd: 05/12/04 09:28 3pgs
Fees:18.00 Taxes:610.50

20040512-0054621

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barton W. Dennis _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of May, 2004.

My Commission expires:
9-24-05

Cynthia F. Medlin
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 59 as shown on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee and also being Lots Nos. 11, 12 and 13 on the unrecorded plan of a re-subdivision of part of Lot 59 of Capitol View Subdivision, described according to a survey thereof made by James A. Hamilton, Jr., Surveyor, dated December 9, 1954, as follows:

Beginning at a point in the easterly margin of Dickerson Pike, said point being the southeast corner of the intersection of Dickerson Pike and Lorraine Avenue; thence with the southerly margin of Lorraine Avenue, south 77 deg. 22' east 87 feet to a point; said point being the southwest corner of the intersection of Lorraine Avenue and Brunswick Avenue; thence with the westerly margin of Brunswick Avenue, south 5 deg. 36' west 184.4 feet to a point, a common corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the line between Lot Nos. 10 and 11 on said unrecorded plan; 77 deg. 15' east 110 feet to a point in the easterly margin of Dickerson Pike, a common corner of Lot Nos. 10 and 11 on said unrecorded Plan; thence with the easterly margin of Dickerson Pike, north 12 deg. 45' east 181.7 feet to the point of beginning.

Being the same property conveyed to Barton W. Dennis by deed from Harold Norman of record in Instrument No. 20010521-0052108, Register's Office for Davidson County, Tennessee.