Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/04 12:27 3pgs
Fees:18.00 Taxes:4255.00

20040527-0062564

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: 1/25/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Burch (NAME)	Same (NAME)	MAP 130-15
2908 Tyne Blvd. (ADDRESS)	(ADDRESS)	PARCEL 31
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kent A. Burns and wife, Susan A. Burns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Burch and wife, Carey N. Burch

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 the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 13 on the plat of Carter and King Lands, as of record in Book 57, page 99, Register's Office for said County, being part of Lot No. 32 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard, at the corner of Lots numbered 31 and 32; thence with said Boulevard, southwardly 190 feet to the beginning of a curve; thence around said curve, in a southeasterly direction, 69.8 feet to the northerly margin of Tyne Road; thence with said Road, eastwardly 100 feet to the corner of Lots numbered 32 and 33; thence with the line between said two lots, northeastwardly 140 feet; thence northwestwardly 145 feet, more or less, to the line between Lots numbered 31 and 32; thence with the line between said two lots, westwardly 200 feet to the beginning.

Being the same property conveyed to Kent A. Burns and wife, Susan A. Burns by deed from Margaret Brady Robinson and husband Mac E. Robinson of record in Book 11418, page 178, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to

CONTINUED

unimproved ( )
This is improved (X) property, known as 2908 Tyne Blvd., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 covenant 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 our hand s this 24th day of May, 2004

Kent A. Burns

Susan A. Burns

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 Kent A. Burns and wife, Susan A. Burns

the bargainor S, 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 24th day of May 200[illegible]

Commission expires 1/25/05

Notary Public

SAMUEL E. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

all matters shown on the plan of record in Book 57, page 99, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.