Davidson County DEEDWARR
Recvd: 08/19/04 11:57 2pgs
Fees:13.00 Taxes:203.50

20040819-0100325

WARRANTY DEED

John M. Wells
Notary Public at Large
Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Jennifer D Dunlap
Affiant

Subscribed and sworn to before me, this 5th day of August, 2004

John M Wells
Notary Public

MY COMMISSION EXPIRES: 9/22/2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Hilton, Jr.	New Owner	PART OF 168
(NAME)	(NAME)	(MAP)
528 Harpeth Trace Dr.		159
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jeff Burns, a married person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Wayne Hilton, Jr. , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN and described as follows:

Beginning at an iron pin on the north right-of-way of Hester Beasley Road at the southwest corner of the Mary Baird Johnson Tract of record in Deed Book 5964, page 669, Register's Office for Davidson County; thence following said right-of-way, along a curve to the left, having a radius of 782.85 feet, a distance of 307.44 feet to an iron pin; thence leaving said right-of-way and along a new line, the following 4 calls, N 16 degrees 20' 26" E, 58.26 feet to an iron pin; thence N 43 degrees 38' 32" W 300.21 feet to an iron pin; thence N 15 degrees 39' 21" E, 89.40 feet to an iron pin; thence N 60 degrees 47' 03" E, 98.52 feet to an iron pin; thence S 74 degrees 20' 39" E, 81.62 feet to an iron pin; thence S 80 degrees 30' 12" E, 463.29 feet to a marked 24" black oak; thence S 78 degrees 02' 41" E, 154.33 feet to a 24" marked beech tree; thence S 27 degrees 36' 18" W, 101.40 feet to an iron pin; thence S 48 degrees 36' 40" W, 156.43 feet to an iron pin; thence S 42 degrees 33' 10" W, 74.81 feet to a 6" sugar maple; thence S 38 degrees 12' 16" W, 95.50 feet to a 20" Hickory; thence S 32 degrees 45' 44" W, 112.89 feet to the point of beginning and containing 5.36 acres, more or less.

Being part of the property conveyed to Jeff Burns by deed from Mathew C. Moore and wife, Gail E. Moore, dated March 12, 1999 of record in Book 11385, page 176, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, know as: 528 Harpeth Trace Dr., Nashville, Tennessee 37221

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 my/our hand(s) this 11th day of August, 2004.

Jeff Burns

STATE OF FLORIDA
COUNTY OF BAY

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeff Burns; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Panama City Beach, Florida, on this the 11th day of August, 2004.

Linda B. Buell
Notary Public

My Commission Expires: 4/10/07

LINDA B. BUELL
MY COMMISSION # DD 202385
EXPIRES: April 10, 2007
Bonded Thru Notary Public Underwriters