THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 10/04/04 13:33 2pgs
Fees:13.00 Taxes:295.63

20041004-0119219

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Theresa P. Bolinger 182 Park Circle Old Hickory, TN 37138	United Financial Mortgage 815 Commerce Drive S-100 Oak Brook, IL 60523	53- 12- 51.00

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,

Betty J. Burlison

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

Theresa P. Bolinger

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 4th Civil District of Davidson County, Tennessee, being Lot 46 and the northerly 1/2 of Lot 45 in Block " A " of Subdivision 3 of Life and Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Book 974, page 11, said Register's office. Said Lot 46 and the northerly 1/2 of Lot 45 front together 90 feet on the southerly side of Park Circle and run back between parallel lines 175 feet to a dead line at the rear measuring 90 feet thereon.

Being the same property conveyed to John M. Burlison and wife, Betty J. Burlison by Deed, dated October 2, 1975 of record in Book 4959, Page 718, Register's Office for Davidson County, Tennessee. John M. Burlison having since died.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 182 Park Circle Old Hickory, TN 37138

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 HANDS THIS 30th day of September, 2004

Betty J Burlison

Betty J. Burlison

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Betty J. Burlison , unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 30th day of September, 2004

K. J. Shelton
Notary Public

My Commission expires July 24, 2007

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2004

My Commission Expires: July 24, 2007

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN