Davidson County DEEDWARR
Recvd: 10/04/04 15:05 2pgs
Fees:13.00 Taxes:3148.85

20041004-0119300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES ~~December 11, 2005~~. 6/5/05

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 214 Second Avenue North, Suite 103, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Warren		94-182
(NAME)	(NAME)	
1136 LEBANON PIKE	Same as New Owner	
(ADDRESS)		
NASHVILLE, TN 37210		
(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,

BURKE, INC.,

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

JIM WARREN, MARRIED

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:

A parcel of land located North of Lebanon Road in the First Civil District of Nashville, Davidson County. Tennessee, being known as Tract No. 1 on an amended survey completed by William E. Cockrill, Tennessee Registered Land Surveyor #1401, on 4/17/98 and being more particularly described as follows:

Said Tract No. 1 begins at a concrete monument on the Northerly right of way line of Lebanon Pike, being the Southwest corner of the property conveyed to Leroy Smith of record in Deed Book 5611, Page 205, R.O.D.C., and being the Southeasterly corner of Tract No. 1; Thence, with the Northerly right of way line of Lebanon Pike, North 80 degrees 44' 41" West 394.47 feet to a point on said right of way line; Thence, leaving said northerly right of way line, North 10 degrees 42' 15" East, 414.66 feet to a point on the southerly margin of the TVA Transmission Line Easement; Thence, with said easement South 89 degrees 55' 18" East 112.65 feet to a point in a chain link fence; Thence with said fence, North 8 degrees 6' 57" East 127.20 feet to a point; Thence North 56 degrees 9' 52 " East 15.89 feet to a point; Thence North 24 degrees 34' 48" West, 67.35 feet to a point; Thence North 9 degrees 27' 47" E 42.80 feet to a point; Thence North 76 degrees 18' 1" East 236.36 feet to a point in the Westerly line of Leroy Smith, which point is the "Point of Beginning" of Tract 3 on said survey; Thence with the Westerly line of Smith, South 3 degrees 00' 19" West, 766.01 feet to the point of beginning.

Being a portion of the property conveyed to Verna H. Burke and Charles M. Burke, Co-Trustees of the Verna Head Burke Trust, of record in Deed Book 8328, Page 37, R.O.D.C.

Being part of the same property conveyed to Burke, Inc. by Installment Deed from Verna H. Burke and Charles M. Burke, Co-Trustees of the Verna Head Burke Trust under the Will of Jim C. Burke, Deceased, of record in Book 11645, Page 192, Register's Office for Davidson County, TN.

1. THIS CONVEYANCE IS SUBJECT TO: (1) 2004 Taxes have not been prorated and are assumed by Grantees prorata for the portion of Map and Parcel 94-182 actually conveyed; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. Lease Agreement of record in Book 7232, Page 725, said Register's Office. (7) Declaration of Easements of record in Instrument No. 20030717-0100607, said Register's Office. (8) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 10017, Page 945, said Register's Office. (9) Easement as may affect subject property of record in Book 10089, Page 66, said Register's Office. (10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5172, Page 733, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1136 LEBANON PIKE, NASHVILLE, TN 37210

(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 hands this 30th day of September, 2004.

Burke, Inc.
By: Charles M. Burke
Charles M. Burke, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles M. Burke with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **BURKE, INC.**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BURKE, INC.** by him/herself as President.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of September, 2004

Commission expires: December 11, 2005

Notary Public

J. TRENT LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.