Dav. Co. File Box 14-A
jtc file no. 17628-1

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00** Angela Batson Affiant Subscribed and sworn to before me, this 14th day of January, 2005 Deborah Berrie Notary Public MY COMMISSION EXPIRES: 3/25/06 (AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
William K. Cato	SunTrust Mortgage, Inc.	171-7
(NAME)	(NAME)	(MAP)
5728 Cloverwood Drive`	P. O. Box 79041	53
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Baltimore, MD 21279-0041	
(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, Sam W. Burnette and wife Gina K. Burnette, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William K. Cato and wife, Janice M. Cato, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson/Williamson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson and Williamson Counties, TN, BEING Lot No. 77, on the Plan of Section 4, Cloverland Acres, of record in Plat Book 4660, page 45, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sam W. Burnette and wife, Gina K. Burnette, by deed from Donald E. Crites and wife, Billie Crites, dated April 29, 1991, of record in Book 8346, page 347, Register's Office for Davidson County TN, and Book 900, page 869, Register's Office for Williamson County, TN, and further conveyed to Gina K. Burnette by Quitclaim Deed from Sam W. Burnette and wife, Gina K. Burnette, tenants by the entireties, of record in Instrument No. 20030407-0045872, Register's Office for Davidson County, TN and in Book 2768, page 133, Register's Office for Williamson 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 ( ) unimproved (X) improved property, know as: 5728 Cloverwood Drive`, Brentwood, Tennessee 37027

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 14th day of January, 2005.

Sam W. Burnette

Sam W. Burnette

Gina K. Burnette

Gina K. Burnette

Davidson County DEEDWARR
Recvd: 01/19/05 08:27 2 pgs
Fees:13.00 Taxes:1154.40

20050119-0006465

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sam W. Burnette; Gina K. Burnette 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 Brentwood, Tennessee, on this the 14th day of January, 2004.

Jennifer D Dunlap
Notary Public

My Commission Expires: 7/30/05

