This instrument prepared by:
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Attorney at Law
First American Title
100 Bluegrass Commons Blvd, Suite 100
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-719977**

Davidson County DEEDWARR
Recvd: 02/08/05 13:28 4 pgs
Fees:23.00 Taxes:384.80
20050208-0014740

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirty-first day of January, 2005**, by and between **Fred C. Burr, Jr. both individually and as Executor of the Estate of Fairy Burr, and Sara Jane Burr Biggs and Mary E. Burr Bennerr, individually**, parties of the first part, and **Rick Morris**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Joelton**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE MAP OF THE FRED BATES PROPERTY, NOT OF RECORD, DESCRIBED ACCORDING TO SURVEY MADE BY D. E. BONER, SURVEYOR, FEBRUARY, 1947, AS FOLLOWS:
BEGINNING IN THE CENTER OF EATONS CREEK ROAD IN THE EASTERLY LINE OF THE PROPERTY CONVEYED TO HENRY CLAY FELTS AND WIFE BY DEED FROM FRED BATES AND WIFE OF RECORD IN BOOK 1467, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 240.6 FEET; THENCE SOUTH 14° 20' WEST 96.9 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 240.6 FEET TO THE CENTER OF EATONS CREEK ROAD; THENCE WITH THE CENTER OF SAID ROAD; NORTHWARDLY 100 FEET TO THE BEGINNING.

Being the same property conveyed to Fred C. Burr and wife, Fairy Burr by Deed recorded in Deed Book 74, Page 461, said Registers Office. Said Fred C. Burr having since died January 22,, 1977 vesting property to Fairy Burr, who having since died May 19, 2004, vesting the property to her only heirs at law, Fred C. Burr, Jr., Mary E. Burr Bennett and Sara Jane Burr Biggs, by her Last Will and Testament, and by subsequent Court Order filed October 29, 2004 in the Seventh Circuit Court for Davidson County, TN Probate Dividson Docket No. 04P-1626.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **021-022.00**

X Improved OR

Unimproved property located at: **6320 Eatons Creek Rd., Joelton, Tennessee 37080**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said parties of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Estate of Fairy Burr

Fred C. Burr Jr, Executor and Individually

Sara Jane Burr Biggs, Individually

Mary E. Burr Bennett, Individually

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Fred C. Burr, Jr., Mary E. Burr Bennett and Sara Jane Burr Biggs** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirty-first day of January, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

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Owner's Name: **Rick Morris**

and Address: **6320 Eatons Creek Rd.**
Joelton, TN 37080

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wilmington Finance A
Division of AIG Federal
Savings Bank
11020 David Taylor Drive
Suite 405
Charlotte, NC 28262

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$104,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirty-first day of January, 2005.**

Notary Public

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007

My Commission Expires: _____