WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 13:59 2 pg
Fees:13.00 Taxes:203.50

20050218-0018634

G-LM-04-1310

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me this 17th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaiah M. Kanies	First Tennessee, N.A.	
1310 Shelby Avenue	(NAME) 2525 West End Ave., Ste. 300	83-13-269
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY LAWRENCE BURNETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ISAIAH M. KANIES AND WIFE, JOY M. KANIES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 86 IN PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 70, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 86 FRONTS 69 FEET ON THE SOUTH SIDE OF SHELBY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, ALONG THE WEST SIDE OF 14TH STREET, 160 FEET TO AN ALLEY. THERE IS A 10-FOOT STRIP ON THE REAR OF THIS LOT WHICH HAS BEEN SOLD TO THE NASHVILLE GAS & HEATING COMPANY AND IS NOT INCLUDED IN THIS CONVEYANCE. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, IS THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY IN INSTRUMENT NUMBER 20040505-0051410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED TO TIMOTHY LAWRENCE BURNETT FROM THELMA V. PARKER WEST, AS RECORDED ON THE 21ST DAY OF JANUARY, 1997 IN BOOK 10325, PAGE 55, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 57, page 70; Deed to Metro Government of record in Instrument No. 20040505-0051410 and Easement to Bell South of record in Book 10767, page 8, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1310 Shelby Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of February, 2005.

Timothy Lawrence Burnett

STATE OF Tennessee
COUNTY OF Davidson

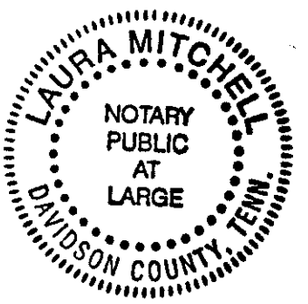
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Lawrence Burnett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903