This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 03/08/05 13:32 3 pgs
Fees:18.00 Taxes:1091.50
20050308-0025587

SEND TAX BILL TO NEW OWNER:
Miguel and Laticia Burgess
1638 Stewarts Ferry Pike
Hermitage, TN 37076

MORTGAGEE:
WILSON BANK & TRUST
1476 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP	95
GROUP	040
PARCEL	183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Leah N. Kay Estate** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Miguel Burgess, and wife, Laticia Burgess**, hereinafter called the "GRANTEE", their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being part of the same property conveyed to Billy C. Kay et ux Leah Kay , by deed from James Douglas Kay, Trustee , of record in Book 3761, page 296 , Register's Office for Davidson County, Tennessee. The said Billy C. Kay having deceased vesting title to Leah Kay as sole owner by right of survivorship. Leah N. Kay having since died testate, her Will admitted to probate in the Davidson County Probate Court, 03P141, said Will vesting Mark E. Kay, Executor, with the power of sale of any real estate owned by the decedent at the time of her death (section 5.6). Leah N. Kay and Leah Kay are one and the same person.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to an easement for Sanitary Sewers and/or storn drainage, set forth in an instrument of record in Book 4278, page 76, said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the Plan of record in Book 1424, page 149, and Book 332, page 172 and 173 Register's Office for Davidson County, Tennessee.

This is improved property known as 113 Graylynn Drive, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", their successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and their successors 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 hand this the 2nd day of March, 2005.

Mark E. Kay Executor

Mark E. Kay, Executor of the Leah N. Kay Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark E. Kay**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of March, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of March, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

Exhibit "A"

Known as 113 Graylynn Drive, Nashville, TN 37214 Map & par. 95-040-183.00

Tract I:

A tract of land in the Third Civil District of Davidson County, Tennessee, being a part of a lot marked "Norwick" on the plan of Eva-Nor Heights, as of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, and being part of Lot NO. 6 on the map of the Vaughn and Ellis Land as of record in Book 332, pages 172 and 173, said Register's Office and described according to an unrecorded survey made by J.R. Wauford and Company Engineers, May 9, 1959, described as follows:

Beginning at a point in the easterly margin of Graylynn drive 25 feet south of the southwest corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, page 631, said Register's Office. Said distance of 25 feet being measured along the easterly margin of Graylynn Drive; thence in a southerly direction along the easterly margin of Graylynn Drive a distance of 63.1 feet to an iron pin; thence due east 233.5 feet to an iron pin; thence north 3 degrees 50' west a distance of 26 feet to an iron pin; thence north 87 degrees 30' west a distance of 59.9 feet to an iron pin; thence north 2 degrees 13 minutes west 35 feet to an iron pin; thence due west 174.2 feet to the point of beginning.

Also conveyed herewith is a 12 foot easement comprising the southerly 12 feet of the 127 foot lot; said easement being for the use of all property shown on survey mentioned above.

The above property is subject to a minimum building setback line of 30 feet from Graylynn Drive.

Tract No. 2

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a lot marked "Norwick" on the Plan of Eva-Nor Heights, of record in Book 1424, page 149 Register's Office for said county, and being part of Lot No. 6 on the map of the Vaughn and Ellis Lands, as of record in Book 332, page 172 and 173, said Register's Office, and described according to an unrecorded survey made by J. R. Wauford and Company, Engineers, May 9, 1959, described as follows:

Beginning at a point in the easterly margin of Graylynn Drive; said point also being the southwest corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, page 631 said Register's Office, thence due east 175 feet to an iron pin; thence south 2 degrees 13' east 23 feet to an iron pin; thence due west 174.2 feet to the easterly margin of Graylynn Drive; thence in a northerly direction along Graylynn Drive 25 feet to the point of beginning.

The above described property is conveyed with the restriction that no building shall be placed on said property within 50 feet from the easterly margin of Graylynn Drive.

Included in the above, but expressly excluded therefrom is a sanitary sewers and/or storm drainage easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4278, page 76 Register's Office for Davidson County, Tennessee and described as follows:

A 20 foot permanent easement across a portion of Lot 6 of the Vaughn & Ellis Subdivision, as of record in Book 332, pages 172 & 173, said Register's Office, said easement being west of and adjacent to the easterly line of the aforesaid lot, said easement extending from the northerly line to the southerly line of the aforesaid lot.