WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/05 09:31 2 pgs
Fees:13.00 Taxes:980.50

20050610-0066490

State of Tennessee
County of Davidson

File in Box 14-A
17835-1

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00**.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 6th day of June, 2005.

Angela G. Batson
Notary Public

My commission expires: 5-28-06

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles W. Drinkworth **Lynn W. Drinkworth**	**Franklin Financial**	**187-033 & 187-047**
6598 Burkitt Road	**26060 Acero Street**	
Antioch, TN 37013	**Mission Viejo, CA 902691**	

FOR AND IN 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,

Phil E. Quinn and Nancy A. Quinn, husband and wife

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

Charles W. Drinkworth and Lynn W. Drinkworth, husband and wife

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:

TRACT I LAND in the 5th Civil District of Davidson County, Tennessee, described as Tract 3 on a survey made by Donald W. Fortner on December 11, 1971.

BEGINNING at a point in the northerly margin of Burkett Road, said point being 342.50 West from the common front corner of Lots 4 and 5 in said survey; thence, North 7 degrees 0 minutes East 770.00 feet to a point; thence, South 85 degrees 47 minutes East 171.25 feet to a point; thence, South 7 degrees 0 minutes West 770.00 feet to a point in the northerly margin of Burkett Road; thence, with the margin of said road North 85 degrees 47 minutes West 171.25 feet to the point of beginning, containing 3.0 accres.

TRACT II LAND in the 5th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of the Resubdivision of Lot Nos. 1 through 7, of the Charlie C. Bonds property, not of record, and described according to a survey made by Donald W. Fortner, Surveyor, dated March 20, 1975, as follows:

BEGINNING at a point North 07 degrees 00' East 770 feet from the northerly margin of Burkett Road, said point being the common corner of Lot Nos. 3, 4 and 11, as shown in said survey mentioned above; thence, North 07 degrees 27' East 987.58 feet to a point; thence, South 84 degrees 02' West 171.25 feet to a point; thence, South 07 degrees 27' West 993.46 feet to a point; thence, South 85 degrees 47' East 171.25 feet to the point of BEGINNING.

BEING the same property conveyed to Phil E. Quinn and wife, Nancy A. Quinn, by Warranty Deed from John W. Moore and wife, Ella Louis Moore a/k/a Louise Moore, dated June 20th, 1994, of record in Book 9382, Page 857, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **6598 Burkitt Road, Antioch, TN 37013**

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 **6th** day of **June, 2005.**

Phil E. Quinn

Nancy A. Quinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phil E. Quinn and Nancy A. Quinn,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **June, 2005.**

Notary Public

My Commission Expires: 11-19-0

