OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,050.00

Carrie Tuesh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____ DAY OF June 2005

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 7/29/06

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES W. BURGESS (NAME)	SAME (NAME)	81-14-112
1603 23rd Ave. N. (ADDRESS)	(ADDRESS)	
Nashville TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/07/05 08:51 3 pgs
Fees:18.00 Taxes:140.79

20050707-0077929

Warranty Deed

For and in Consideration of the sum of $ 38,050.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT B. HUNTER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES W. BURGESS AND WIFE, RHONDA E. BURGESS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south 50 feet of the north 57.8 feet of Lot No. 9 on the Map of Georgia Industrial Realty Company's North Nashville property, of record in Book 421, page 188, Register's Office for said County.

Said part of said lot fronts 50 feet on the west side of 23rd Avenue North and runs back between parallel lines, 210 feet to a dead line.

Included but excluded, all that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 5782, page 890, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert B. Hunter by deed of record as Instrument No. 20050707.0077928 Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

(See attached exhibit "A")

This is unimproved ( ) improved (X) property, known as 1603 23rd Avenue, North, Nashville, TN 37208
(House Number) (Street) (City) (State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this ____ day of June 22nd, 2005.

ROBERT B. HUNTER
Robert B. Hunter

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~ } MARYLAND
County of ~~DAVIDSON~~ } Prince Georges

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT B. HUNTER _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of JUNE, 2005.

My Commission expires: My Commission Expires April 1, 2009

Notary Public

STEPHEN A. ENNIS NOTARY PUBLIC PRINCE GEORGES COUNTY, MD

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2005, which have been prorated and assumed by the Grantee.

2. Easement of record in Book 1512, page 373, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5782, page 890, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, page 381, said Register's Office.