Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 14:41 2 pgs
Fees:13.00 Taxes:244.20

20051017-0125118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Ray Tarkington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October 2005

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Scott (NAME)	same (NAME)	MAP 120-2
1705 Division (ADDRESS)	(ADDRESS)	PARCEL 78
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Donald E. Burgner and wife, Rita G. Burgner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Scott and Ray Tarkington

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:

Being Lot No. 18 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Vultee Boulevard at the corner of Lots 17 and 18; thence the line between said two lots, southwardly 170 feet to a point in the northerly line of Lot Nos. 26 and 25; thence with the northerly line of Lot Nos. 26 and 25, eastwardly 59.8 feet to the westerly margin of an alley; thence with said alley northwardly 150 feet to the beginning of a curve; thence around said curve in a northwesterly direction, 31.4 feet to the southerly margin of Vultee Boulevard; thence with same, westwardly 40 feet to the beginning.

Being part of the same property conveyed to Donald E. Burgner and wife, Rita G. Burgner by deed from Donald E. Burgner and wife, Rita G. Burgner of record in Book 9153, page 861, and to Donald E. Burgner and wife, Rita G. Burgner of record in Book 6793, page 963, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1424, page 92, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 1313 Vultee Blvd., Nashville, TN 37217
(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 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 our hand s this 13th day of October, 2005

Donald E. Burgner

Donald E. Burgner

Rita G. Burgner

Rita G. Burgner

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 Donald E. Burgner and wife, Rita G. Burgner

the bargainor s, 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 17th day of October 2005.

Commission expires 11/26/05

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.