This Instrument Prepared by David W. Ledbetter, Attorney
P. O. Box 715, Cookeville, TN 38503

WARRANTY DEED

OWNER:
Name: Pamela J. Burke and Keith Burke

SEND TAX BILLS TO: owner
Name: Pamela J. Burke and Keith Burke
Address: 1603 North Plantation DR. Cookeville, TN 38506

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ***Pam Burke, Trustee of the Jean H. Nichols Revocable Trust dated July 06, 2000,*** has this day bargained and sold, and does hereby transfer and convey unto ***Pamela J. Burke and Keith Burke, husband and wife,*** their heirs and assigns, hereinafter referred to as "grantees," certain real estate located in Davidson County, State of Tennessee, as follows:

Tract I:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of Inglewood Heights Subdivision of the A. J. Coleman property, of record in Plat Book 1424, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Said Lot No. 1 fronts 50 feet on the northerly side of Haysboro Avenue (erroneously spelled Hayesboro Avenue in previous deed) and extends back between parallel lines 200 feet to a dead line.

Said Lot No. 2 fronts 60 feet on the northerly side of Haysboro Avenue (erroneously spelled Hayesboro Avenue in previous deed) and extends back between parallel lines 170 feet to a dead line.

This is IMPROVED property known as 1101 Haysboro Avenue, Nashville, Tennessee.

The previous and last conveyance being a Deed of record, dated December 2, 2000, to Jean H. Nichols, Revocable Trust dated 07/06/2000, recorded in Instrument No. 20001204-0118869, Register's Office for Davidson County, Tennessee.

Tax Map 61, Group 03-0, Parcel 185.00

Tract II:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 111 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 111 fronts 50 feet on the northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

This is IMPROVED property known as 1227 Greenfield Avenue, Nashville, Tennessee.

The previous and last conveyance being a Deed of record, dated December 2, 2000, to Jean H. Nichols, Revocable Trust dated 07/06/2000, recorded in Instrument No. 20001204-0118869, Register's Office for Davidson County, Tennessee.

Tax Map 72, Group 03-0, Parcel 215.00

BILL GARRETT, Davidson County
Trans:T20140073678 DEEDWARR
Recvd: 10/01/14 09:45 3 pgs
Fees:18.00 Taxes:1172.90
20141001-0090443

Tract III:

Being the easterly 50 feet of Lot No. 111 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee. Said easterly part of said Lot No. 111 fronts 50 feet on the northerly side of Greenfield Avenue, and runs back between parallel lines 205 feet to a dead line.

This is IMPROVED property known as 1229 Greenfield Avenue, Nashville, Tennessee.

The previous and last conveyance being a Deed of record, dated December 2, 2000, to Jean H. Nichols, Revocable Trust dated 07/06/2000, recorded in Instrument No. 20001204-0118869, Register's Office for Davidson County, Tennessee.

Tax Map 73, Group 03-0, Parcel 214.00

Tract IV:

Land in Davidson County, Tennessee, being Lot No. 146, on the Plan of Primrose Acres, Section Two, as of record in Book 2900, Pages 43 and 44, Register's Office for said County.

This is IMPROVED property known as 1010 Woods Lake Drive, Madison, Tennessee.

The previous and last conveyance being a Deed of record, dated September 17, 2001, to Jean H. Nichols, Revocable Trust dated 07/06/2000, recorded in Instrument No. 200010920-0101823, Register's Office for Davidson County, Tennessee.

Tax Map333, Group 15-0, Parcel 92.00

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

SOURCE OF DESCRIPTION the previous and last conveyance.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

She covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

She further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Jimi Nichols joins in this conveyance for the purpose of evidencing the waiver of his right of first refusal contained in the Jean Nichols Revocable Trust dated July 6, 2000 and consenting to the sale of subject property by the Trust to the Grantee herein.

WITNESS THEIR HANDS this 15th day of September 2014.

Jean H. Nichols Revocable Trust dated July 6, 2000

BY: Pam Burke

Pam Burke, Trustee

Jimi Nichols

Jimi Nichols

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Pam Burke***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 22nd day of September 2014.

Deborah L. Adams
NOTARY PUBLIC

DEBORAH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

My Commission Expires: 2/25/15

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Jimi Nichols***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

ANGELO SEAN ORLANDO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS MY HAND and official seal on the 15th day of September 2014.

NOTARY PUBLIC

My Commission Expires: 11-5-2014

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for this transfer is $317,000.00

Affiant Lisa Chandler

Subscribed and sworn to before me, on the 22 day of September 2014.

My Commission Expires: 7/19/17

Notary Public - Register

BETH STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

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g/misc-dee/Burke,P.wd