WARRANTY DEED 3-4084 READ & FOLD IN FORM NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100ths*** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

S. BRIGGS BURKHALTER and wife, JEAN E. BURKHALTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILIP R. SAUNDERS and wife, BARBARA SAUNDERS, and ALLIE MAY SAUNDERS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 313 on the Plan of Burchwood Gardens, Section III, as of record in Book 2994, page 116, Register's Office for said County.

Said Lot No. 313 fronts 127.85 feet on the northerly side of Pinehurst Drive and runs back 173.93 feet on the westerly side and 155.3 feet on the easterly side to a dead line in the rear on which it measures 107.33 feet thereon.

Being part of the same property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter by deed from Suburban Properties, Inc., a Tennessee corporation, of record in Book 3191, page 69, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3191, page 464, said Register's Office and to the plan of record in Book 2060, page 114, said Register's Office, which shows certain easements and set-back lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, having a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 25th day of January 1962.

S. Briggs Burkhalter

Jean E. Burkhalter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named S. Briggs Burkhalter and Jean E. Burkhalter

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 25th day of January 19 62

My commission expires: 5-15-63

Notary Public

WARRANTY DEED

From

S. BRIGGS BURKHALTER ET UX. 50830

To

PHILIP R. SAUNDERS ET UX. ET AL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of JAN A.D. 1962 at 12:26 o'clock P M
Noted in Book 2021 Page 19
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Deputy Reg.