TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00)

---TEN AND NO/100--- DOLLARS

cash in hand paid by James Bozarth and wife, Nancy Bozarth

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Billy Lucian Burton and wife, Michiko I. Burton

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 31 on the Plan of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for said County.

Said lot fronts 77.76 feet on the south side of Stirton Road, and runs back 416.2 feet on the west line and 475.09 feet on the east line, to a dead line, on which it measures 151.93 feet.

Being the same property conveyed to Billy Lucian Burton and wife, Michiko I. Burton, by deed from Carl Batson, Inc., as of record in Book 2494, page 459, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2480, page 455; and to the easements and limitations shown on the map of record in Book 2331, page 76, Register's Office for said County.

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 seised 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.

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.

Witness our hands this 5th day of February, 1964

Billy Lucian Burton — Billy Lucian Burton

Michiko I. Burton — Michiko I Burton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Rebecca H. Carver, a Notary Public in and for said County and State, the within named Billy Lucian Burton and wife, Michiko I. Burton

STATE TAX $ 12.75
PROBATE .50
TOTAL $ 13.25

the bargainors, 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 5th day of February, 1964.

Commission expires February 16, 1965

Rebecca H. Carver
Notary Public.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY

Warranty Deed

Fee 12546

Billy Lucian Burton and wife,
Michiko I. Burton
To
James Bozarth and wife,
Nancy Bozarth

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record FEB 6 1964 at 2:55 o'clock P.M.
Noted in Book 108 Page 227
Recorded in Book Page
Recording Fee $ 2.00
By Deputy Register

NASHVILLE, TENNESSEE
Zone Office
INSURANCE

($8,500.00)