New Owners: James R. Via and wife
Address: ___ Spring Branch Drive
Madison, Tennessee

BOOK 4048 PAGE 608

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 26-16
SEND TAX NOTICES TO: James R. Via and wife Par 52
ADDRESS: ___ Spring Branch Drive, Madison, Tennessee

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, THOMAS S. BURNETTE, JR., AND WIFE, MARY C. BURNETTE, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. VIA AND WIFE, MARY JANE VIA, herein 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of North Hill Estates, Section 2, of record in Book 3700, page 51, as revised in Book 3842, page 77, Register's Office for said County.

Said Lot No. 17 fronts 136 feet on the westerly side of Spring Branch Drive and extends back 331.75 feet on the northerly line and 319.9 feet on the southerly line, to a broken line in the rear on which it measures a total of 234.62 feet..

Being part of the same property conveyed to Thomas S. Burnette, Jr., and wife, Mary C. Burnette, by deed from Thomas S. Burnette , a widower, of record in Book 3808, page 269, Register's Office for Davidson County, Tennessee.

This is improved property, located at ___ Spring Branch Drive, Madison, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4020, page 752; said Register's Office; setback line and easements as shown on plat of record in Book 3842, page 77; said Register's Office.

(This instrument was prepared by James A. Lesemann, Attorney-at-Law, 320 Gallatin Road, Madison, Tennessee.)

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, except as stated herein.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2 day of August, 19 66.

Thomas S. Burnette, Jr.

Mary C. Burnette

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas S. Burnette, Jr., and wife, Mary S. Burnette,

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 1st day of December, 1966.

Mrs. Hallie B. [illegible] Notary Public

Commission Expires 3-31-67

STATE OF
County of

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19___.

My commission expires _____

Notary Public

BOOK 4048 PAGE 611

WARRANTY DEED

FROM

THOMAS S. BURNETTE, JR., ET UX

TO

JAMES P. VIA ET UX

4 0 4 8 1

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 19 9 38 AM '66

114 PAGE 93

RECORDING FEE $ 2.00

DEP. REG. ____



STATE TAX $ 33.75
PROBATE .50
TOTAL $ 34.25

AUG 19 1966

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

PAID AUG 19 1966

cT