THIS INSTRUMENT PREPARED BY JAS. E. COVINGTON, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, 402 COURT HOUSE, NASHVILLE, TENNESSEE Map 94-12 Pcl 57 PW

THIS INDENTURE, Made the 31st day of JANUARY, A. D. 1967, between JAS. E. COVINGTON, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and GAINES W. BURKHART, JR. and wife, JO HI BURKHART of Davidson County, State of Tennessee, parties of the second part,

WITNESSETH, That a proposition for the purchase of the real estate hereinafter described, was submitted to said Court by said GAINES W. BURKHART, JR. and wife, JO HI BURKHART, and by a decree of said Court in the cause of NOEL A. CROOK, JR. ET AL., Complainants, and SAM THOMAS POMEROY, JR., ET AL., Defendants, Rule No. 89082, Defendants, and entered on page 82 of Minute Book No. 78, the said Court did approve the report of the Clerk and Master, and accept said proposition and sell said real estate, upon the terms thereof to the said GAINES W. BURKHART, JR., and wife, JO HI BURKHART for FOURTEEN THOUSAND SIX HUNDRED ($14,600.00) and No/100 Dollars, which report of the Clerk and Master was made to the OCTOBER TERM, 1966, and is embraced in said decree on page 82 of Minute Book No. 78 confirming said report. And said consideration having been paid as required by the decree of aforesaid.

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, and in consideration of the sum of SEVEN and 50/100 ($7.50)Dollars, paid to said Clerk and Master, the receipt of which is hereby acknowledged, the said JAS. E. COVINGTON, as such Clerk and Master, does hereby transfer and convey to the said GAINES W. BURKHART, JR. and wife, JO HI BURKHART and to their heirs and assigns forever, said parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

> Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 15 on the Map of Clover Nook Subdivision, as of record in Book 2900, page 52, Register's Office for said County.
>
> Said Lot No. 15 fronts 203.43 feet on the easterly side of Clovernook Drive and extends back 168.2 feet on the northerly line and 211.3 feet on the southerly line, to a line in the rear on which it measures 188.0 feet.

Being the same property conveyed to James Claudie Crook by deed from C. C. Adams and wife, Irene H. Adams in Book 3158, page 501, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said GAINES W. BURKHART, JR. and wife, JO HI BURKHART and to their heirs and assigns forever.

This conveyance is subject to the 1967 taxes which are assumed by the purchasers.

In Witness Whereof, the said JAS. E. COVINGTON, Clerk and Master, as aforesaid, has hereunto set his hand the date first above written.

Jas. E. Covington
CLERK AND MASTER

STATE OF TENNESSEE]

DAVIDSON COUNTY]

Personally appeared before me, LEANDER S. CATO, a Notary Public, in and for said County and State, the within-named JAS. E. COVINGTON, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 1967.

Leander S. Cato.
NOTARY PUBLIC

My commission expires April 21, 1970.

BOOK 4100 PAGE 644

STATE TAX $ 21.90
PROBATE $ 2.50
TOTAL $ 24.40

FEB 7 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 7 1967 AS



59936

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

FEB 7 1 51 PM 1967
NOTED Book 1115 Pg 731
RECORDING FEE 2.00
DEP. REG. N

File Fee Fee

TO
Charles W. Burkhart Jr. et ux

James E. Cureton, Clerk
+ Master

Warranty Deed

Sept 14, 1966