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

WARRANTY DEED

BOOK 4136 PAGE 557

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Pitzer et ux	Home Federal Savings & Loan Association	
(NAME) Spring Branch Drive	(NAME) L & C Tower	Map 34-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 4
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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~~ DONALD E. PITZER AND WIFE, BARBARA B. PITZER, 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. 20 on the Plan of North Hill Estates, Section 2, as of record in Book 3700, page 51, Register's Office for said County.

Said Lot No. 20 fronts 125.19 feet on the easterly side of Spring Branch Drive, and extends back 310 feet on the northerly line and 237.1 feet on the southerly line, to a line in the rear on which it measures 174.15 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 conveyance is made subject to restrictive covenants of record in Book 4020, page 752, as amended in Book 4104, page 369; setback line and easements as shown on Plan of record in Book 3700, page 51; all in said Register's Office.

This is ~~unimproved~~ (X) improved property, known as Spring Branch Drive, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town)

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 land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas S. Burnette, Jr.
(Thomas S. Burnette, Jr.)

Mary C. Burnette
(Mary C. Burnette)

BOOK 4136 PAGE 558

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the within named 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 26th day of May, 1967.

Shirley L. Johnson Notary Public

My commission expires October 28, 1969

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____, with whom I am personally acquainted, and who, upon oath, acknowledged ____self to be ____of the ____, the within named bargainor, a corporation, and that ____he as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____self as ____.

Witness my hand and seal, at office in ____, this ____day of ____, 19____.

____Notary Public

Commission expires ____

STATE TAX $ 31.50
PROBATE .50
TOTAL $ 32.00

MAY 31 1967
PAID MAY 31 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
THOMAS S. BURNETTE, JR., ET UX

TO
DONALD E. PITZER ET UX

Home Federal Savings & Loan Ass'n.

7373

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 31 3 17 PM '67
NOTED: BOOK 176 PAGE 509
RECORDING FEE $ 2.00
DEP. REG. 3m

Complimentary
Davidson Title Com
A Division of
Title Insurance
P. O. Box 1064
Knoxville, Tennes.

$31,000.00
1-6141 Ly
AMSC

#23 10