BOOK 4159 PAGE 854

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B. J. Burdin, et ux | Same | 5D-11131 |
| (NAME:) | (NAME:) | |
| 4811 Linbar Drive | Same | MAP 134-13 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | PAR. 109 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Thirteen Thousand One Hundred and No/100 ---------- ($13,100.00) ---------- *DOLLARS*

of which $1,000.00 has been paid in cash by B. J. Burdin and wife, Jane Burdin, the receipt of which is hereby acknowledged, and for the remainder the said B. J. Burdin and wife, Jane Burdin, have assumed and agree to pay the unpaid balance of $12,100.00 of an indebtedness in the original amount of $12,400.00, secured by deed of trust executed by William J. Burke and wife, Elena M. Burke, to Clyde Yates, Jr., Trustee, of record in book 3934, page 407, Register's Office for Davidson County, Tennessee,

We, William J. Burke and wife, Elena M. Burke

*have bargained and sold, and by these presents do transfer and convey unto the said* B. J. Burdin and wife, Jane Burdin, 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. 195 on the Plan of Kenilworth Estates, Section 4, as of record in book 3300, pages 34, 35 and 36, Register's Office for said County.
Said lot No. 195 fronts 64 feet on the westerly side of Linbar Drive and extends back 166 feet on the northerly line and 161.1 feet on the southerly line to a dead line, measuring 89.8 feet thereon.
Being the same real property conveyed to William J. Burke and wife, Elena M. Burke, by deed from W. J. Driver, as Administrator of Veterans' Affairs, of record in book 3934, page 403, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along rear line of premises, anchor easement at northeast corner of premises, 30-foot building setback line from Linbar Drive and conditions of owners certificate, as shown on plan of record in book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3316, page 339, Register's Office for said County.

STATE TAX $ 1.95
PROBATE .50
TOTAL $ 2.45

AUG 8 1967

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

PAID AUG 8 - 1967

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 4811 Linbar Drive Nashville, 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* B. J. Burdin and wife, Jane Burdin, their *heirs and assigns, forever.*

*And* we *do covenant with the said* B. J. Burdin and wife, Jane Burdin *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.*

*And* we, William J. Burke and wife, Elena M. Burke *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* B. J. Burdin and wife, Jane Burdin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 21st *day of* July, *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.*

William J. Burke

Elena M. Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Gunn, Jr., a Notary Public in and for said County and State, the within named William J. Burke and wife, Elena M. Burke,

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 21 day of July, 19 67.

L. R. Gunn, Jr., Notary Public.

Commission Expires 10-18-69

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STATE OF
COUNTY OF

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

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

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

83223

, Notary Public.

Commission Expires

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG 8 3 36 PM '67
RECORDING FEE $ 4.50
DEP. REG.

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 .