BOOK 4257 PAGE 689

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank S. Allen et ux (NAME)	Frank S. Allen et ux (NAME)	3D-49156
2400 Ridgeland Drive (STREET ADDRESS OR ROUTE NUMBER)	2400 Ridgeland Drive (STREET ADDRESS)	Map 73-12 Par. 5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventeen thousand five hundred eighty and 73/100----------($17,580.73----------*DOLLARS*

of which $4,500.00 has been paid in cash by Frank S. Allen et ux, Betty Jean Allen, the receipt of which is hereby acknowledged, and for the remainder the said Frank S. Allen et ux, Betty Jean Allen have assumed and agreed to pay the unpaid balance of $13,080.73 of an indebtedness in the origional amount of $15,800.00 secured by deed of trust of record in book 2886, page 625 and assigned to State Mutual Life Assurance Company of America of record in book 2894, page 47, Register's Office for Davidson County, Tennessee.

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

We, John T. Burnett et ux, Johnnie T. Burnett
.....*have bargained and sold, and by these presents do transfer and convey unto*
the said Frank S. Allen et ux, Betty Jean Allen
.....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. 239 on the Plan of Section II, Sunset View, of record in Book 2663, page 52, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Donna Hill Drive at the corner of Lots No. 239 and 261; thence with the line between said lots, easterly 156.04 feet to a corner of Lot No. 240 on said plan; thence with the line between Lots No. 239 and 240, southerly 151.9 feet to a point in the northerly margin of Ridgeland Drive; thence with the margin of the same, westerly 122 feet to a point at the beginning of a curve; thence around said curve, northwestwardly 31.42 feet to a point in the easterly margin of Donna Hill Drive; thence with the margin of the same, northwardly 125 feet to the point of beginning.
Being the same real property conveyed to John T. Burnett and wife, Johnnie T. Burnette by deed from Mercury Construction Company, recorded in Book 2859, page 373, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Ten-foot easement for public utility purposes along the northerly and easterly lines of premises, 40-foot building setback line from Ridgeland Drive, 50-foot building setback line from Donna Hill Drive and conditions of owners certificate as shown on plan of record in book 2663, page 52, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in book 2752, page 594, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 17580 73
Subscribed and sworn to before me, this the 4th day of Sept 1970
Mary Emery, Agent for Joh
Affiant
My commission expires My Commission Expires April 21, 1971
Notary Public

AUG-7 68	CONV	17,580.73			
AUG-7 68 S TAX			A*	45.76	
AUG-7 68 PR FEE			A*	.50	
AUG-7 68	W DEED		A*	4.50	* 50.76

This is { unimproved ( ) / improved (X) } property, known as 2400 Ridgeland Drive (House Number) (Street) Nashville, Tennessee 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 Frank S. Allen et ux, Betty Jean Allen *their heirs and assigns, forever.*

And we *do covenant with the said* Frank S. Allen et ux, Betty Jean Allen *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, John T. Burnett et ux, Johnnie T. Burnett *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frank S. Allen et ux, Betty Jean Allen *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 2nd *day of* August, *19* 68, *the corporate party of the* ~~first~~ second *part having caused its name to be signed hereto by its duly authorized officers on said day and date.*

IDENTIF. REFERENCE

AUG 7 12 03 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

x John T. Burnett

x Johnnie T. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ...a Notary Public in and for said County and State, the within named John T. Burnett et ux, Johnnie T. Burnett

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF MASSACHUSETTS
COUNTY OF WORCESTER

Personally appeared before me, ...a Notary Public in and for said County and State, the within named John T. Burnett and wife, Johnnie T. Burnett,

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 Paxton, Massachusetts *, this* 2nd *day of* August *, 19* 68

George L. McGuire, *Notary Public.*

Commission Expires Sept. 13, 1974

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.....