TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal S. & L. Assn.	
(STREET ADDRESS OR ROUTE NUMBER)	(NAME) BOOK 4357 PAGE 407 Fourth at Union (STREET ADDRESS)	Map 81-14 Par 108
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----------($10.00)----------
----------Ten and no/100---------- DOLLARS

cash in hand paid by

Bobby G. Burkeen and wife, Mary D. Burkeen

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Stannard E. Phelps and wife, Mary S. Phelps

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 68 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 68 fronts 96 feet on the southerly side of Amherst Drive and runs back between lines, 175.6 feet on the easterly line and 190.2 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 74.4 feet.

Being the same property conveyed to Stannard E. Phelps and wife, Mary S. Phelps by deed from C. E. Hooper et ux, of record in Book 4092, page 10, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1969 which have been prorated and assumed by the Grantees.

This is (unimproved ( ) improved (X)) property, known as 208 Amherst Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: (City or Town) (Postal Zone)

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, unless otherwise herein set out. And we 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of August, 1969.

Stannard E. Phelps

Mary S. Phelps

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, C. J. Hill, a Notary Public in and for said County and State, the within named Stannard E. Phelps and wife, Mary S. Phelps 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 12th day of August, 1969.

Commission expires ---------- Notary Public C. J. Hill

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

STANNARD E. PHELPS
MARY S. PHELPS

To

BOBBY G. BURKEEN
MARY D. BURKEEN

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Prepared by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION

Nashville, Tenn., 8/12/69

A50729

BOOK 4357 PAGE 408

IDENTIF. REFERENCE

AUG 13 3 04 PM '99

FELIX Z. ALSOBROOK REGISTER
DAVIDSON COUNTY, TENN.

AUG13	CONV	13,050.00				
AUG13	TAX		A*	33.00		
AUG13	FEE		A*	.50		
AUG13	RECORD		A*	3.00	*	37.30

...or record and to
...of my knowledge
...consideration
...interest herein

...Affiant

...before me this 11 day of
...

...Notary Public, in and for
...State and