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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

(MB) [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF [illegible] 19[illegible].

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Elaine B. Nelms (NAME)	Advance Mortgage Corporation (NAME)	Map. 96-6
2845 Colonial Circle (STREET ADDRESS OR ROUTE NUMBER)	First National Building (STREET ADDRESS)	Par. 54
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Detroit, Michigan (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles L. Burkhalter, Louise H. Burkhalter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mrs. Elaine B. Nelms

HEREINAFTER 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. 35 on the Map of Colonial Village as of record in Book 1424, page 58, Register's Office for said County.

Said Lot No. 35 fronts 80 feet on the southerly side fo Colonial Circle and runs back between lines 318.01 feet on the westerly line and 305.20 feet on the easterly line, to a dead line in the rear, measuring 40 feet thereon.

Being the same property conveyed to Charles L. Burkhalter and wife, Louise H. by deed from Henry T. Vance, Jr. and wife, Marjorie G. Vance, as of record in Book 4387, page 358, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1630, page 349, and the Plan of record in Book 1424, page 58, said Register's Office, shows an Owner's certificate, a 60 foot minimum building setback line from Colonial Circle and a 10 foot easement for public utilities along the rear line of said lot.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4007, 914, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2845 Colonial Circle Nashville
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 9 day of January, 19 70

Louise H. Burkhalter

Charles L Burkhalter

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named Charles L. Burkhalter

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9 day of January 19 70

Commission expires 2-7-1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Charles L. Burkhalter

TO Mrs. Elaine B. Nelms

A 65627

IDENTIF. REFERENCE

JAN 12 8 15 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 12	CONV	11,000.00			
JAN 12	S'TAX		A*	28.60	
JAN 12	PR'FEE		A*	.50	
JAN 12	W'DEED		A*	3.00	* 32.10