PREPARED BY:
STELLE[illegible] & HARLEY
2120 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4410 PAGE 433	MAP PARCEL NUMBERS
Margaret Mayes Hicks (NAME)	Same (NAME)	Map 119-3
289 Browning Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 121
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ---------- ---------- ($10.00) *Dollars,* cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Oscar B. Burkheart and wife, Hilda Martin Burkheart

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret Mayes Hicks, her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the plan of Glencliff Estates, Section 5, as of record in Book 2133, page 21, Register's Office for said County.

Said lot No. 99 fronts 101.3 feet on the northeasterly side of Browning Road and extends back 233 feet on the northeasterly line and 231.4 feet on the southwesterly line to a dead line, measuring 60 feet thereon.

Subject to restrictions of record in Book 2102, page 339; and also utility easements, 50-foot building setback line and conditions of owners certificate as shown on plan in book 2133, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oscar B. Burkheart and wife, Hilda Martin Burkheart, by Warranty Deed from Morgan J. Bearden and wife, Mildred A. Bearden, of record in Book 2808, page 617, 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 $23,000.00 M/C

Subscribed and sworn to before me, this the 17 day of April 1970

Affiant: Oscar B. Burkheart

My commission expires: [illegible] 27, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 289 Browning Road, Nashville, Tennessee 37215 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Margaret Mayes Hicks, her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Margaret Mayes Hicks, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *the day of* April, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Oscar B. Burkheart

Hilda Martin Burkheart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. L. Stettenheim, Jr., *a Notary Public in and for said County and State,* Oscar B. Burkheart and wife, Hilda Martin Burkheart

the within named bargainor....., 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 13 *day of* April, *1970.*

R. L. Stettenheim, Jr.
Notary Public

Commission expires July 29 1972

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.....

WARRANTY DEED

FROM
Oscar B. Burkheart, et ux

TO
Margaret Mayes Hicks

A 7 4 2 5 5

IDENTIF. REFERENCE

Apr 14 8 45 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14'70	CONV	23,000.00		
APR 14'70	STAX		A*	59.80
APR 14'70	PRFEE		A*	.50
APR 14'70	WDEED		A*	3.00
			*	63.30

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE