PREPARED BY:
STELTEMEIER, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Oscar R. Burkheart, et ux, and Hilda Sue Burkheart (NAME)	Same	Map 120-5
406 McDonald Drive (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4410 PAGE 441 (STREET ADDRESS)	Parcel 149
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,

Cecil J. Poston and wife, Allie B. Boston,

have this day bargained and sold, and do hereby transfer and convey unto the said Oscar B. Burkheart and wife, Hilda Martin Burkheart, and their daughter, Hilda Sue Burkheart, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 425 Plan of Glengarry Park Section IV, as of record in Book 2900, page 72, Register's Office for Davidson County, Tennessee.

Said lot No. 425 fronts 139 feet on the southerly side of McDonald Drive and runs back 259.4 feet on the westerly line and 260.2 feet on the easterly line to a dead line, measuring 138.7 feet thereon.

Being part of the same property conveyed by Deed to Cecil J. Poston and wife, Allie B. Poston from Hallmark Construction Company, a Tennessee Corporation, of record in Book 2808, Page 617, Register's Office for Davidson County, Tennessee.

Excluded from this conveyance is that portion of the said lot number 425 which was conveyed by Deed by the grantors herein named to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4161, Page 850, 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 $ 27,250.00

Subscribed and sworn to before me, this the 13 day of April 19 70

Affiant C. J. Poston

My commission expires: 11-24-1972 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 406 McDonald Drive, Nashville, Tennessee (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 Oscar B. Burkheart and wife, Hilda Martin Burkheart, and their daughter, Hilda Sue Burkheart, their *(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* Oscar B. Burkheart and wife, Hilda Martin Burkheart and their daughter, Hilda Sue Burkheart, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 13 *day of* April, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecil J. Poston

Allie B. Poston

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] / *, a Notary Public in and for said County and State,* Cecil J. Poston and wife, Allie B. Poston

the within named bargainor s, 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 Nashville *Tennessee, this* 13 *day of* April, *19* 70

[illegible] *Notary Public*

Commission expires Jan. 23, 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

Cecil J. Poston, et ux

TO

Oscar B. Burkheart and wife, Hilda Martin Burkheart, and daughter, Hilda Sue Burkheart

A 74258

IDENTIF. REFERENCE

APR 14 8 49 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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

APR 14 70	CONV	27,250.00				
APR 14 70	S'TAX		A*	70.72		
APR 14 70	PR'FEE		A*	.50		
APR 14 70	W'DEED		A*	3.00	*	74.22