BOOK 4484 PAGE 249

WARRANTY DEED

213 Third Avenue N
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James L. Burns, Jr. (NAME)	Security Federal Sav. & Loan (NAME)	Map 91-16
4512 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Par 124
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- Dollars cash in hand paid by the grantee herein; JAMES L. BURNS, JR., and other good and valuable considerations, receipt of which is hereby acknowledged;

We, Clyde Nealy and wife, Margaret Nealy, and Mary Sue McAlister, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Burns, Jr., his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 411 of Block 20, Charlotte Park Company's First Addition, as of record in book 57, page 103, Register's Office for said County.

Said Lot No. 411 fronts 60 feet on the north side of Dakota Avenue, and runs back between parallel lines with the east margin of 46th Avenue North, 150 feet to an alley.

Being the same property conveyed to Clyde Nealy and wife, Margaret Nealy, Edward McAlister and wife, Mary Sue McAlister, by deed from George Tribble, of record in book 3809, page 289, Register's Office for said County, and the said Edward L. McAlister having since died.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 4th day of March, 19 71

Affiant

My commission expires: April 15, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4512 Dakota Avenue, 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 James L. Burns, Jr., his (successors), heirs and assigns forever. We we are covenant that 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 James L. Burns, Jr., his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4th day of March, 19 71 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Clyde Nealy

Margaret Nealy

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh A. Bradley *a Notary Public in and for said County and State,* Clyde Nealy and wife, Margaret Nealy, and Mary Sue McAlister, a widow,

the within named 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 Nashville, *Tennessee this* 4th *day of* March, *19* 71.

Commission expires April 15 1971 *Notary Public*

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.....

	CONV	*7,000.00			
	S'TAX		A*	18.20	
	PR'FEE		A*	.50	
	W'DEED		A*	3.00	* 21.70

WARRANTY DEED

FROM

CLYDE NEALY, ET AL

TO

JAMES L. BURNS, JR.,

B 0 6 7 9 1

IDENTIF. REFERENCE

MAR 5 2 15 PM '71

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