Deed prepared by: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn.

WARRANTY DEED

BOOK 4498 PAGE 447

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr.&Mrs. B.W. Grubbs	Same	Map 34-F
(NAME) Cumberland Hills Drive	(NAME)	Par. 30
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS)	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	Part

FOR AND IN CONSIDERATION of the sum of Six thousand and no/100 ---------- ---------- ($6,000.00)------ *Dollars,*

Cash in hand paid and for other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Thomas S. Burnette, Jr. and wife, Mary C. Burnette, the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said

Bernice Wayne Grubbs and wife, Diana Gail Grubbs,

the grantees and their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot no. 35 on the Plan of North Hill Estates, Section Four, as of record in Book 3842, page 229, R.O.D.C., Tennessee.

Said Lot No. 35 fronts 207.95 feet on the northwesterly side of Cumberland Hills Drive and extends back 226.93 on the northeasterly line and 225.15 feet on the southwesterly line, to a line in the rear on which it measures 184.85 feet.

Being part of the same property conveyed to Thomas S. Burnette, Jr. and wife, Mary C. Burnette, by deed from Thomas S. Burnette, a widower, of record in Book 3808, page 269, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 23rd day of April 1971

Affiant Thomas S. Burnette Jr.

My commission expires: 5/7/74 (Affix Seal)

Notary Public James H. Hill

This is unimproved ( ) improved ( ) property, known as Cumberland Hills Dr., Madison, Tenn. 37115 (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

grantees and 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees and their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 23rd *day of* April, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas S. Burnette Jr.

Mary C. Burnette

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James H. Hill, *a Notary Public in and for said County and State,* Thomas S. Burnette, Jr. and wife, Mary C. Burnette *the within named 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 Madison, *Tennessee, this* 3rd *day of* April, *19* 71.

James H. Hill *Notary Public*

Commission expires 5/7/74

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 .....

MAY-3[illegible] CONV *6,000.00
MAY-3[illegible]S'TAX A* 15.60
MAY-3[illegible]PR'FEE A* .50
MAY-3[illegible] W'DEED A* 3.00 * 19.10

WARRANTY DEED

FROM

Thomas S. Burnette, Jr. et ux
TO
Bernice Wayne Grubbs et ux

B 13271

IDENTIF. REFERENCE

MAY 3 12 12 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS