# WARRANTY DEED

BOOK 4541 PAGE 117

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James Richard Burks & Wife | Home Federal Savings & Loan | Map 166 7 |
| (NAME) | (NAME) | |
| 72 Tusculum Rd. | L+C Tower | Pgc 37 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch Tenn. | Nashville Tenn | Pcl |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by instrument of record in Book 4461, page 962, Register's Office for Davidson County, Tennessee

Smithson Realty Company, Inc., has

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

James Richard Burks and wife, Betty Fay K. Burks,

their heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 16 fronts 75.00 feet on the northerly side of Tusculum Road and extends back 143.7 feet on the westerly line and 144.0 feet on the easterly line, to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Smithson Realty Company, Inc. by deed from Raymond E. Culver, Jr. and wife, Patricia A. Culver, of record in Book 4534, page 720, Register's Office for said County.

It is agreed and understood that the escrow account and the insurance in connection with the aforesaid indebtedness is hereby transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,772.46

Subscribed and sworn to before me, this the 28 day of September 19 71

Affiant James R Burks

My commission expires: May 8 1972 (Affix Seal)

Notary Public Tom Dr. Dixon

This is improved ( ) unimproved ( ) property, known as ..... (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 Richard Burks and wife, Betty Fay K. Burks, their

*heirs and assigns forever.* It does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as noted above.

It does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James Richard Burks and wife, Betty Fay K. Burks, their

*heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 28 th *day of* September, 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.*

SMITHSON REALTY COMPANY, INC.

BY: Carl W. Smithson

Carl W. Smithson, President

This Instrument Was Prepared By

(Phillips Saindon Comp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

..... *the within named bargainor*....., *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* ..... *Tennessee, this* .....*day of* ....., *19*.....

..... *Notary Public*

*Commission expires* .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Tom W. Moore, *a Notary Public of the State and County aforesaid, personally appeared* Carl W. Smithson *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* President *of the* Smithson Realty Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him*self as* President

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 28th *day of* September, *19* 71

Tom W. Moore *Notary Public*

*Commission expires* May 8 1972

NOTARY PUBLIC DAVIDSON COUNTY TOM W. MOORE

SEP 30 71 CONV 25,772.11
SEP 30 71 S'TAX A* 67.08
SEP 30 71 PR'FEE A* .50
SEP 30 71 W'DEED A* 4.00 * 71.58

WARRANTY DEED

FROM

SMITHSON REALTY COMPANY, INC.

TO

JAMES RICHARD BURKS, ET UX

B 32494

IDENTIF. REFERENCE

SEP 30 10 09 AM '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

PEDIGO & SAINDON