WARRANTY DEED

BOOK 4629 PAGE 267

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Burns et ux.	Same	
(NAME) 1811 Wildwood Avenue	(NAME)	117-A
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	218
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- Dollars, paid in cash, and other good and valuable consideration received from the grantees herein, I,

Alexine Baird, unmarried,

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

Land in Davidson County, Tennessee, being Lot No. 1 of Block "C" on the Map of Belmont Terrace Annex No. 3, as of record in Book 1130, Page 24, Register's Office for said County, described as follows:

Beginning on the southerly margin of Wildwood Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 160 feet to the northerly line of a 5 foot strip reserved for a pipeway; thence with said line eastwardly 138.9 feet to the westerly margin of Hawthorn Place; thence with said Place northwardly 159.7 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwestwardly 23.6 feet to the southerly margin of Wildwood Avenue; thence with said Avenue, westwardly 52.7 feet to the beginning.

Being the same property conveyed to William R. Baird and wife, Alexine Baird by warranty deed from Mrs. Carrie B. Tate and husband, of record in Book 2142, Page 151, Register's Office for Davidson County, Tennessee. The said William R. Baird having since died.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1972.

This instrument was prepared by J. [illegible] ney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,250.00

Subscribed and sworn to before me, this the 17th day of August 19 72

Affiant Debbie Walker Agent

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ensley

This is unimproved {x} improved property, known as 1811 Wildwood 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 grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 17th *day of* August, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alexine Baird
Alexine Baird

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Alexine Baird, unmarried,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 19 72

Mary Ensey Notary Public

Commission expires 4/25/76

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.....

AUG 17 72	CONV	16,250.00			
AUG 17 72	S'TAX		A*	42.12	
AUG 17 72	PR'FEE		A*	.50	
AUG 17 72	W'DEED		A*	4.00	* 46.62

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 31695

WARRANTY DEED

FROM
ALEXINE BAIRD

TO
JAMES L. BURNS, ET UX.

B 7 2 1 0 7

IDENTIF. REFERENCE

AUG 17 3 20 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE