BOOK 4853 PAGE 993

WARRANTY DEED mail

THIS INSTRUMENT WAS PREPARED BY B. J. BOYD, ATTY., ASHLAND CITY, TENNESSEE.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
L. B. Burton	L. B. Burton	
1006 Fairwin Drive, (NAME)	1006 Fairview Drive, (NAME)	72-7
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee, (STREET ADDRESS)	380
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10

FOR AND IN CONSIDERATION of the sum of NINETEEN THOUSAND THREE HUNDRED and No/100 ($19,300.00) ---------- *Dollars,* of which FIVE THOUSAND ONE HUNDRED and No/100 ($5,100.00) has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, $14,200.00, L. B. Burton and wife, Willie Edith Burton, and Eliza Ruth Lamberson, have assumed and agreed to pay the unpaid balance of a note to Mortgage Associates, Inc., secured by deed of trust of record in Book 4535 page 869, Register's Office of Davidson County, Tennessee, we, Willie L. Hurst and wife, Mary Ellen Hurst,

have this day bargained and sold, and do hereby transfer and convey unto the said L. B. Burton and wife, Willie Edith Burton, 1/2 interest, and Eliza Ruth Lamberson, 1/2 interest, their ~~successors~~ *heirs and assigns,*

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

BEING LOT NO. 65 on the Map of Eskridge's Subdivision of part of the W. B. Franklin property, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee. Said Lot fronts 60 feet on the southerly side of Fairwin Avenue, and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Willie L. Hurst and wife, Mary Ellen Hurst, by deed from Margaret White Mitchell et al of record in Book 4535 page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement conveyed to Metropolitan government of Nashville and Davidson County, Tennessee, of record in Book 4180 page 130, said Register's Office, being a 20 foot permanent easement and a 10 foot temporary easement (construction) for sanitary sewers and/or storm drainage.

This conveyance includes and the grantors hereby convey to the grantees the escrow account, and all funds therein, with Mortgage Associates, Inc., in connection with the note or loan above mentioned, which the purchasers assume. The purchasers join herein for the purpose of expressly assuming payment of said note above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,300.00

Subscribed and sworn to before me, this the 21st day of September, 1974

Affiant Eliza Ruth Lamberson

My commission expires: 1-15-1975 (Affix Seal)

Notary Public B. J. Boyd

NOTARIAL SEAL CHEATHAM

This is unimproved / improved 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 L. B. Burton and wife, Willie Edith Burton, 1/2 interest, and Eliza Ruth Lamberson, 1/2 interest, and their ~~heirs~~ *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.* except by 1974 taxes payment of which is assumed by the purchasers. We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* L. B. Burton and wife, Willie Edith Burton, and Eliza Ruth Lamberson, and their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 21sst day of September, 19 74, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willie L Hurst

Mary Ellen Hurst

L. B. Burton

Eliza Ruth Lamberson

Willie Edith Burton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX L. B. Burton and wife, Willie Edith Burton, and Eliza Ruth Lamberson, 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 Nashville, Tennessee, this 21st day of September, 1974.

Dorothy M. Bass, Notary Public

Commission expires 10-31-76

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ }
CHEATHAM

Before me, THE UNDERSIGNED, a Notary Public of the State and County aforesaid, personally appeared Willie L. Hurst and wife, Mary Ellen Hurst, the bargainors with whom I am personally acquainted, and who, ~~upon oath~~ acknowledged ~~xxxxxx~~ that they ~~xxxxx~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ ~~xxxxxxxxxxxxxxxx~~, executed the foregoing instrument for the purpose therein contained, ~~xxxxxxxxxxxxxxxxxxx~~ ~~xxxxxxxxxxxxxxxxxxxxxx~~

Witness my hand and seal, at office in Ashland City, Tennessee, this 21st day of September, 1974.

B. J. Boyd, Notary Public

Commission expires Jan. 15, 1975.

SEP23	CONV	19,300.00		
SEP23	S'TAX		A* 50.18	
SEP23	PR'FEE		A* .50	
SEP23	W'DEED		A* 4.00	* 54.68

WARRANTY DEED

FROM

~~XXX L. B. BURTON XXX~~

WILLIE L. HURST AND WIFE, MARY ELLEN HURST

TO

L. B. Burton et al

C72042

IDENTIF. REFERENCE

SEP 23 10 10 AM '74

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238