ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Frances S. Brady	Kimbrough-Kavanaugh & Associates	
(NAME)	(NAME)	
2907 Twin Lawn Drive	404 James Robertson Parkway	96-14-98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - - - -($10.00) - DOLLARS

Cash in hand paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a Note owing to Kimbrough-Kavanaugh & Associates, in the approximately amount of $12,014.59, said Deed of Trust being recorded in Book 4478, Page 372, Register's Office for Davidson County, Tennessee.

Kenneth L. Burnette and wife, B. Marlene Burnette

have bargained and sold, and by these presents do transfer and convey unto the said Frances S. Brady

the GRANTEE~~S~~ herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 754 on the Map of Clover Hill, Section IX, as of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot fronts 66.92 feet on the south side of Twin Lawn Drive and runs back 191 feet on the westerly line and 189.6 feet on the easterly line to a dead line in the rear on which it measures 108.1 feet.

Joint Driveway Agreement executed by and between Jerry Cecil Woodard and wife, Judith Dian Woodard and Benjamin L. Greer and wife, Flora B. Greer, of record in Book 3815, Page 880, Register's Office, dated September 23, 1964.

Being the same property conveyed to Kenneth L. Burnette and wife, B. Marlene Burnette by deed from Celia B. Holman, of record in Book 4478, Page 370, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (X) property, known as 2907 Twin Lawn Drive,
(House Number) (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of December, 1974.

Kenneth L. Burnette (signature)
Kenneth L. Burnette

B. Marlene Burnette (signature)
B. Marlene Burnette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Burnette and wife, B. Marlene Burnette

the 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 2nd day of December, 1974.

My commission expires 2-25-75 Notary Public Barbara H. Hall

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of, the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ $16,514.59

This is equal to or greater than the property would bring at a fair and voluntary sale.

Frances S. Brady

Sworn to and subscribed before me this 5th day of Dec., 1974.

My commission expires 9-11-77 Notary Public W.S. Lyle

This instrument was prepared by:
C. H. Briley, Jr. - 344 - 4th Avenue, North, Nashville, Tennessee 37219

Name			Address
DEC 10 74	CONV	16,514.59	
DEC 10 74 S'TAX		A* 42.90	
DEC 10 74 PR'FEE		A* .50	
DEC 10 74	W'DEED	A* 4.00 * 47.40	

WARRANTY DEED

FROM

Kenneth L. Burnette and wife,

B. Marlene Burnette

TO

Frances S. Brady

C 80920

IDENTIF. REFERENCE

DEC 10 9 20 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219