ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dr. Roger Burrus	Same	
(NAME)	(NAME)	92-11
5810 Hillsboro Road		326-327
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Seventy Five Thousand & 00/100 ($75,000.00) DOLLARS cash in hand paid, by Roger B. Burrus and Newton H. Lovvorn, receipt of which is hereby acknowledged; we,

KIRKLAND WILEY TODD, JR., JAMES HOWARD FLEMING, JR., and TAKIS PATIKAS, partners, d/b/a TYCOON REALTY PARTNERSHIP,

have bargained and sold, and by these presents do transfer and convey unto the said ROGER B. BURRUS and NEWTON H. LOVVORN,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots 121 and 122 of Block No. 9 in Division "B" on the Plan of the Murphy Land Company Property, as of record in Book 161, page 126, Register's Office for said County. Said plan shows said property divided into blocks, but does not show the blocks subdivided into lots, and described according to a printed copy of an unregistered plan subdividing said blocks into lots, as follows:

Said Lot No. 121 fronts 50 feet on the east side of 21st Avenue, North, and extends back eastwardly between parallel lines, 170 feet to an alley in the rear.

Said Lot No. 122 fronts 56 feet on the easterly side of 21st Avenue, North, formerly Vanderbilt Avenue, and runs back between parallel lines, with the northerly margin of Murphy Avenue, 170 feet to an alley.

Being the same property conveyed to Kirkland Wiley Todd, Jr., James Howard Fleming, Jr. and Takis Patikas, Partners, d/b/a Tycoon Realty Partnership by deed from Susie M. Jumpper of record in Book 4623, page 894, said Register's Office, as to Lot 122, and by deed from Susie M. Jumpper of record in Book 4623, page 896, said Register's Office, as to Lot 121.

unimproved ( )
This is improved (X) property, known as 326 - 328 21st Avenue, North
(House Number) (Street)
Nashville, Tennessee
(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 9th day of April, 1975.

Kirkland Wiley Todd M.D.
Kirkland Wiley Todd, Jr.

James Howard Fleming Jr.
James Howard Fleming, Jr.

Takis Patikas M.D.
Takis Patikas

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue Carr, a Notary Public in and for said County and State, the within named Kirkland Wiley Todd, Jr., James Howard Fleming, Jr. and Takis Patikas,

the bargainor s, 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 9th day of April, 19 75.

My commission expires 7/24/76 Notary Public Sue Carr

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 $ 75,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sue Carr

Sworn to and subscribed before me
this 17th day of April, 19 75.

My commission expires 17 October 1977 Notary Public William H. Cameron

This instrument was prepared by:
Rebecca Thomas, Attorney, 300 James Robertson Parkway, Nash., TN 37201

Name			Address
APR21'75	CONV	75,000.00	
APR21'75	STAX	A* 195.00	
APR21'75	PR'FEE	A* .50	
APR21'75	W'DEED	A* 4.00 * 199.50	

WARRANTY DEED

FROM

KIRKLAND WILEY TODD, JR., et al.

TO

ROGER B. BURRUS, et al.

C 94943

IDENTIF. REFERENCE

APR 21 9 19 AM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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