BOOK 4910 PAGE 552

This Instrument Was Prepared By

Dewey W. Peebles (mE)

Of The Law Firm of Boult, Cummings, Conners & Blanton

Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles Burkhalter, & Joe A. Mann (NAME)	Joe A. Mann (NAME)	93-4-26
601 Broad Street (STREET ADDRESS OR ROUTE NUMBER)	601 Broad Street (STREET ADDRESS)	18W-6620
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Six Thousand Seven Hundred and no/100 ---------- ----------($6,700.00) ---------- *Dollars,* cash in hand paid by Charles Burkhalter, and Joe A. Mann, the receipt of which is hereby acknowledged,

We, Evelyn Anderson Criswell and William H. Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Burkhalter, and Joe A. Mann, their *(successors), heirs and assigns,*

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

Being Lot No. 97 in Williams' Addition to Edgefield, now East Nashville, as per plan registered in Plan Book 21, page 45, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 50 feet on the north side of Shelby Avenue, and runs back northwardly between parallel lines, 175 feet to an alley.

Being the same property conveyed to H. T. Choate by deed from Nellie B. Wade, of record in Book 609, page 41, Register's Office for said County, and by deed of record in Book 3951, page 774, said Register's Office, H. T. Choate conveyed said property to Maude E. Choate, for the express purpose of creating an estate by the entirety, the said H. T. Choate and wife, Maude E. Choate having subsequently died leaving as their only heirs at law the within named grantors, Evelyn Anderson Criswell and William H. Anderson.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6,700.00

Subscribed and sworn to before me, this the 7th day of May 19 75

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 707 Shelby 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 Charles Burkhalter, and Joe A. Mann, their *(successors), 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 taxes for 1975 which are prorated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles Burkhalter, and Joe A. Mann, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* May, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x William H. Anderson

x Evelyn Anderson Criswell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoch, a Notary Public in and for said County and State, Evelyn Anderson Criswell and William H. Anderson

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 7th day of May, 19 75.

Mary Enoch 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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN NAT'L BANK BLDG.
NASHVILLE, TENN. 226134

WARRANTY DEED

FROM

Evelyn Anderson Criswell &
William H. Anderson

TO

Charles Burkhalter,

MAY-7 75	CONV	*6,700.00			
MAY-7 75 S'TAX			A*	17.42	
MAY-7 75 PR'FEE			A*	.50	
MAY-7 75	W'DEED		A*	4.00	* 21.92

C 97302

IDENTIF. REFERENCE

MAY 7 2 29 PH '75

FELIX Z. ... JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238