WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James A. Burns and wife, Mildred B. Burns (NAME)	Federal Volunteer/Savings and Loan Association (NAME)	145-3
1223 Saxon Drive (STREET ADDRESS OR ROUTE NUMBER)	408 Union Street (STREET ADDRESS)	#68
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	FH#23270

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Volunteer Federal Savings & Loan Association and secured by a Deed of Trust of record in Book 4568, page 891, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

C. JERRY GOFF and wife, ANDREA L. GOFF

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES A. BURNS and wife, MILDRED B. BURNS

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hillmont Estates, Section 1, as of record in Book 3700, page 100, Register's Office for said County, described as follows:

Beginning on the southerly margin of Saxon Drive at the corner of Lots Nos. 22 and 23; thence with the line between said two lots, southerly 345 feet to the corner of lots Nos. 21 and 22; thence with the line between siad two lots, easterly 333.9 feet to the westerly margin of Dresden Circle; thence with the same, northerly 169 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northwesterly 39.27 feet to the southerly margin of Saxon Drive; thence with the same westerly 165 feet to the beginning.

Being the same property conveyed to C. Jerry Goff and wife, Andrea L. Goff, by deed from Bobbi Suzanne Burns, et al, of record in Book 4568, page 889, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,500.00

Subscribed and sworn to before me, this the 4th day of June, 19 75

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is unimproved improved property, known as 1223 Saxon Drive, 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

JAMES A. BURNS and wife, MILDRED B. BURNS

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 for 1975 taxes, restrictions of record in BK.4074, page 626 and plan of record in BK. 3700, p. 100, said Register's office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES A. BURNS and wife, MILDRED B. BURNS

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4th day of June, 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.*

C. Jerry Goff

Andrea L. Goff

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, C. Jerry Goff and wife, Andrea L. Goff

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 4th day of June, 19 75

Gail Pigg Notary Public

My commission expires 4/27/77

GAIL PIGG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

WARRANTY DEED

FROM

C. Jerry Goff et ux

TO

James A. Burns et ux

JUN-6 75	CONV	65,500.00			
JUN-6 75	S'TAX		A*	170.30	
JUN-6 75	PR'FEE		A*	.50	
JUN-6 75	W'DEED		A*	4.00	* 174.80

D 0 1 4 5 5

IDENTIF. REFERENCE

JUN 6 8 57 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Return to Gail Pigg
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238