THIS INSTRUMENT PREPARED BY:

BOOK 4949 PAGE 165

David B. Herbert
DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

TAX ANGEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-10-224	Mr/Mrs Charles A. Burger	Guaranty Mortgage Co. First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S) 8DA-23690	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 506 Nichol Street	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JOHN ANDREW BURGESS and wife, ROSA LEE BURGESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES A. BURGER AND WIFE, SHERRI ANN BURGER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 150 feet of the southerly half of Block "F" on the Map of Holman Heights Subdivision, as of record in Book 332, page 7, described as follows:

BEGINNING in the center of Nichol Street at the corner of Blocks "E" and "F"; thence with the center of said Street northerly 125 feet to a pont; thence eastwardly and parallel with the north and south boundary lines of said Block "F", 150 feet; thence southerly 125 feet to the line between Blocks "E" and "F"; thence with the line between said Blocks westwardly 150 feet to the beginning.

Being the same property conveyed to John Andrew Burgess and wife, Rosa Lee Burgess, by deed from William L. Hoge and Houston Williams as of record in Book 3795, page 744.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1975 taxes which have been proated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of August, 19 75

John Andrew Burgess
John Andrew Burgess

Rosa Lee Burgess
Rosa Lee Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John Andrew Burgess and wife, Rosa Lee Burgess

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, the 28th day of August, 1975.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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 _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$14,500.00

X Sherri Ann Burger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1975

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:mas

FROM
JOHN ANDREW BURGESS AND WIFE

TO
CHARLES A. BURGER AND WIFE

D 14746

IDENTIF. REFERENCE

SEP 9 9 35 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
ORTALE,
14th Flr, 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

SEP-9 IN CONV 14,500.00
SEP-9 IN S TAX A* 37.70
SEP-9 IN TAXEE A* .50
SEP-9 IN W DEED A* 4.00 * 42.20

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public