FILE BOX 3 BOOK 5023 PAGE 461 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,050.

$24,050.00 James M Burbage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 76.

Notary Public

MY COMMISSION EXPIRES: 1-14-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stanley H. Sidicane, Esq., 330 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Burbage (NAME)	Baker Mortgage Corporation (NAME)	15DU 03108
3815 Turley Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway NE (STREET ADDRESS)	148-5
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	43

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Mary K. Smithson, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Burbage and Joan D. Burbage

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 17 on the Plan of Haywood Heights, Section 2, of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70 feet on the westerly side of Turley Drive and runs back between lines 178.7 feet on the northerly line and 178.8 feet on the southerly line to a dead line in the rear, on which it measures 70 feet thereon.

Being the same property conveyed to Mary Katherine Smithson, an unmarried woman, by deed from Oakes & Smith Realty Co., Inc. of record in Book 4908, page 115, Register's Office for Davidson County, Tennessee.

Mary K. Smithson and Mary Katherine Smithson being one and the same person.

This is ~~unimproved ( )~~ improved (X) property, known as 3815 Turley Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 7th day of May, 19 76

x Mary K. Smithson
Mary K. Smithson

BOOK 5023 PAGE 462

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Stanley H. Sidicane, a Notary Public in and for said County and State, the within named Mary K. Smithson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of May 1976

Commission expires 5-31-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Mary K. Smithson

TO
James M. Burbage and
Joan D. Burbage

D 48385

IDENTIFICATION REFERENCE

MAY 11 9 00 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 3

MAY 11 76	CONV	24,050.00			
MAY 11 76	S TAX		B*	62.40	
MAY 11 76	PR FEE		B*	.50	
MAY 11 76	W DEED		B*	4.00	* 66.90