This instrument was prepared by M. Thomas Smith Jr., Attorney-at-Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215

mail

WARRANTY DEED

BOOK 5036 PAGE 384

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Arthur Douglas (NAME)	The Lomas & Nettleton Company (NAME)	5DU-38413
5508 Tudor Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 162-9
Nashville Tenn 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- Dollars, cash in hand paid by the said Grantee, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid balance of an indebtness in the original principal amount of $11,750.00, payable to Murphree Mortgage Company; and secured by a Deed of Trust executed by Robert K. Cannon and wife, Patsy W. Cannon to Raymond L. Davis, Trustee of record in Book 3413, page 15 and assigned to The Lomas & Nettleton Company; Which said balance the said Grantee hereby agree to assume and promise to pay.

We, Larry G. Burch and wife, Nina D. Burch, hereinafter called the grantors. have this day bargained and sold, and do hereby transfer and convey unto the said James Arthur Douglas, herein called the Grantee, his

[redacted], heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126.

Said Lot No. 150 fronts 86 feet on the east side of Tudor Lane and extends back 292.92 feet on the south line and 301.6 feet on the north line, to a dead line on which it measures 91.33 feet.

Being the same property conveyed to Larry G. Burch by deed from Robert K. Cannon and wife, Patsy W. Cannon of record in Book 4420, page 939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2904, page 51, said Register's Office; and setbacks, easements, and other limitations as shown on the Plan of Record in Book 2663, pages 125 and 126, said Register's Office.

Grantors herein agree to the assumption by Grantee herein of their existing escrow account and hazard insurance with The Lomas & Nettleton Company.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,482.25

Subscribed and sworn to before me, this the 17th day of June 19 76

Affiant

My commission expires: Aug 20, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 Grantee, his [redacted], 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 as stated herein, and 1976 taxes which have been pro-rated. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his [redacted], heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 17th day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Larry G. Burch (Larry G. Burch)

Nina D. Burch (Nina D. Burch)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Larry G. Burch and wife, Nina D. Burch

the within named 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* 11th *day of* June, *19* 76

Commission expires Nov 26 1979 *Notary Public*

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.....

JUN 17 76 CONV 20,482.25
JUN 17 76 S'TAX B* 53.30
JUN 17 76 PR'FEE B* .50
JUN 17 76 W'DEED B* 4.00 * 57.80

WARRANTY DEED

FROM

Larry G. Burch, etux

TO

James Arthur Douglas

D 54264

IDENTIF. REFERENCE

JUN 17 12 45 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS