#3594

WARRANTY DEED

BOOK 5046 PAGE 880

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

James W. Burkett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1976

Notary Public

MY COMMISSION EXPIRES: 1-8-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Burkett (NAME)	THIRD NATIONAL BANK (NAME)	MAP 54-14
120 Rising Sun Court (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	PAR 89
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37244 (CITY) (STATE) (ZIP)	m-p

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, Custom Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Burkett and wife, Martha J. Burkett

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:

Land in Davidson County, Tennessee, being Lot 254, on the Plan of Brandywine Farms, Section 15, of record in Book 4660, page 123, as amended in Book 4905, page 572, said Register's Office.

Said Lot fronts 90.9' on a curve in the westerly side of Rising Sun Court and runs back 258.9' on the northerly line and 210.6' on the southerly line to a broken rear line measuring 358.6 feet thereon.

Being part of the same property conveyed to Custom Quality Homes, Inc. by deed from J.R. Coarsey, Trustee of record in Book 5003, page 877, Register's Office for Davidson, County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 112 Rising Sun Court, Nashville, TN 37138
(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 15th day of July, 1976

Custom Quality Homes, Inc. by:

Custom Quality Homes Inc.

By Jackie D. Faulkner Pres.

BOOK 5046 PAGE 881

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___

_____, Notary Public.

Commission Expires _____

STATE OF Tennessee
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gaylon Faulkner and _____, with whom I am personally acquainted and who upon {his oath / ~~their several oaths~~} {acknowledged / ~~acknowledged~~} {himself / ~~themselves~~} to be the President and _____ respectively of the Custom Quality Homes, Inc. the within named bargainor, a corporation, and that {he / they} {as such President / ~~as such~~} and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Gaylon Faulkner as such President. and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Nashville, TN.
On this the 15th day of July, 1976

My commission expires _____

_____
Notary Public

JUL 19__ CONV 81,000.00
JUL 19__ S'TAX B* 210.60
JUL 19__ PR'FEE B* .50
JUL 19__ W'DEED B* 4.00 * 215.10

WARRANTY DEED

FROM
Custom Quality Homes, Inc.

TO
James W. Burkett et ux

TITLE INSURED BY POLICY NUMBER:

Return to:
THIRD NATIONAL BANK
Mortgage Department

D 58866

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York