PREPARED BY:
A. BRALEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37205

BOOK 5054 PAGE 734

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,908.30

Edward J. Minerik
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 19 76

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward J. Minerik et ux (NAME)	Dobson and Johnson, Inc. (NAME)	
604 Landau Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	103-2
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Danny J. Burns , Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward J. Minerik and wife, Jessie L. Minerik

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. 1344 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, pages 51 and 52, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 72 feet on the north side of Landau Drive and runs back 146.6 feet on the east line and 106.5 feet on the west line to a broken line in the rear on which it measures 131.4 feet.

BEING the same property conveyed to Danny J. Burns et ux, by deed from Wesley F. Buttrey and wife, Shirley Buttrey of record in Book 4739, page 197, said Register's Office; and further conveyed to Danny J. Burns by deed from Susan GayleBass Burns of record in Book 4986, page 623, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Dobson and Johnson, Inc. of record in Trust Deed 4789, page 198, said Register's Office.

This is unimproved ( ) improved (X) property, known as 604 Landau Drive (House Number) (Street) Nashville, Tennessee (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 30 day of July, 1976

Danny J. Burns

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny J. Burns, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of July, 1976

Commission expires 5-23-77

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
DANNY J. BURNS, UNMARRIED

TO
EDWARD J. MINERIK AND WIFE,
JESSIE L. MINERIK

D 62099

IDENTIF. REFERENCE

AUG 6 12 44 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-6%	CONV	33,908.30			
AUG-6%S'TAX			6*	88.14	
AUG-6%PR'FEE			B*	.50	
AUG-6%	W'DEED		B*	4.00	* 92.64