FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

Shirley A. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: 8/22/79

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

H. Stanley Allen, Jr., 21st Floor, L&C Tower, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Burton, et ux (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 80-8
3220 Leawood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 381
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, I, Shirley A. Manning

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Burton and wife, Eula Burton

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 the 13th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Raymon Manning and wife, Shirley A. Manning by deed from Randall Phillips Builders, Inc. of record in Book 4630, page 867, Register's Office, Davidson County, Tennessee. The interest of Raymon Manning being divested from him and the ownership of said property being wholly vested in Shirley A. Manning by divorce decree dated November 30, 1976, of record in Minute Book _____ page _____, Circuit Court Clerk, Davidson County, Tennessee.

This conveyance is made subject to the restrictions of record in Book 4495, page 859, and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 9, Register's Office, Davidson County, Tennessee.

As part of the consideration herein, Grantees agree to assume the balance of the first mortgage, $17,037.83, to Fidelity Federal Savings & Loan Association, of record in Book 4630, page 869, Register's Office, Davidson County, Tennessee,

This is unimproved ( ) improved (X) property, known as 3220 Leawood Drive, Nashville, Tennessee 37218
(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 3rd day of December, 19 76

Shirley A. Manning

* Except for 1976 property taxes which are being prorated as of the date of sale.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, H. Stanley Allen, Jr., a Notary Public in and for said County and State, the within named Shirley A. Manning

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 3rd day of December, 1976

Commission expires 8/25/79

H Stanley Allen
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
Shirley A. Manning

TO
Robert L. Burton, et ux

D 8 0 2 4 2

IDENTIF. REFERENCE

DEC 8 10 09 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-8-76	CONV	19,500.00			
DEC-8-76	S'TAX		B*	50.70	
DEC-8-76	PR'FEE		B*	.50	
DEC-8-76	W'DEED		B*	4.00	* 55.20

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