BOOK 5137 PAGE 169

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

26,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 19 77

Notary Public

MY COMMISSION EXPIRES: 1-3-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Edwin Burns (NAME)	Dobson & Johnson, Inc. (NAME)	72-9
1013 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	253
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	15DA-2975

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, Mildred Hopkins, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Edwin Burns et ux Joyce Ann Burns

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. 15 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 60 feet on the northerly side of Fairwin Avenue, and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Joe C. Hopkins and wife, Mildred Hopkins by deed from Kathryn E. Cooke of record in Book 4721, page 347, Register's Office for Davidson County, Tennessee. The said Joe C. Hopkins having since died.

THIS conveyance is subject to any and all existing easements of record.

Unimproved ( ) property, known as / This is Improved ( ) property, known as 1013 Fairwin Avenue (House Number) (Street) Nashville, TN 37216 (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 14TH day of APRIL, 19 77

Mildred Hopkins, Unmarried

Mildred Hopkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Hopkins, Unmarried

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 14TH day of APRIL 19 77

Commission expires 9-16-78

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

D 99237

WARRANTY DEED

FROM
Mildred Hopkins, Unmarried

TO
Charles Edwin Burns

IDENTIF. REFERENCE

APR 18 2 16 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Mail

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

APR18	CONV	26,950.00			
APR18	ST'TAX		B*	69.94	
APR18	PR'FEE		B*	.50	
APR18	M'DEED		B*	4.00	* 74.44