THIS INSTRUMENT PREPARED BY: ROBERT R. AYERS, ATTORNEY AT LAW
223 Madison Street, Madison, TN 37115

Mail

WARRANTY DEED

BOOK 5145 PAGE 498

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. BURR, et ux	Lomas & Nettleton Company	44-1
(NAME)	(NAME)	
137 Scenic View Drive	Post Office Box 1056	23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn.	Virginia Beach, Va. 23451	4 D 36870
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4934, page 803, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

PAUL D. GOINS AND WIFE, RETHA ANN GOINS, hereinafter referred to as the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. BURR AND WIFE, ROSA F. BURR, hereinafter referred to as the Grantees,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being the southeasterly portion of Lot No. 66 on the Plan of Scenic View Subdivision, not of record, and also called Lot "M" in a resubdivision of certain lots in Scenic View Subdivision, said Lot "M" being the easterly part of Lot No. 66 and described according to a survey made by James L. Murphy, Jr., Surveyor, August 8, 1959, as follows:

BEGINNING at an iron pin in the northeasterly margin of Havron Avenue in the center of a drainage ditch; thence along said Avenue, north 46 deg. 29' west 70 feet to an iron pin; thence leaving said Avenue, north 43 deg. 31' east 170 feet to an ironpin; thence south 46 deg. 29' east 63.80 feet to an ironpin in the center of the drainage ditch; thence along the center of said ditch, south 11 deg. 18' west 20.01 feet; thence south 44 deg. 46' west 156 feet to the point of beginning.

Being the same property conveyed to Paul D. Goins and wife, Retha Ann Goins by deed from Lyle R. Brownlee and wife, Jeanne E. Brownlee, of record in Book 4934, page 801, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,098.74

Subscribed and sworn to before me, this the 3rd day of May, 19 77

My commission expires: 3/15/81 (Affix Seal)

Affiant James E. Burr

Notary Public Carolyn T. Mahoney

This is improved (XX) unimproved ( ) property, known as 137 Scenic View Drive, Old Hickory, TN 37138
(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
JAMES E. BURR and wife, ROSA F. BURR
their *(successors),*

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 appears of record

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 3rd day of May, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul D. Goins

Retha Ann Goins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL D. COINS and wife, RETHA ANN COINS

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 Madison, Tennessee, this 3rd day of May, 19 77.

Carolyn F. Mahoney
Notary Public

Commission expires 3/15/81

CAROLYN E. MAHONEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.....

MAY 10 07 77 CONV 24,098.74
MAY 10 07 77 S'TAX B* 62.66
MAY 10 07 77 PR'FEE B* .50
MAY 10 07 77 W'DEED B* 4.00 * 67.16

WARRANTY DEED

FROM

PAUL D. GOINS, et ux

TO

JAMES E. BURR, et ux

E 02905

[illegible] REFERENCE

MAY 10 10 52 AM '77

[illegible] REGISTER
[illegible] DAVIDSON CO., TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106-Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115