FILE BOX 3

Form No. WD-1

BOOK 5157 PAGE 601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Wallace Burton (NAME)	Baker Mortgage Corporation (NAME)	MAP 62-13
4203 Moss Rose Dr. (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PARCEL 92
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	15 DZ35565

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, Elizabeth R. West and Mary Anne West Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Wallace Burton and wife Peggy Lee 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:

BEING the easterly part of Lots Nos. 17 and 18 on the plan of George I. Waddey's River Bluff Subdivision of W.N. Morgan's 18.35 acre tract, as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, as described by William Collier Parrish Association, dated November 19, 1965.
SAID property fronts 168 feet on the northeasterly side of Moss Rose Drive, formerly Claypool Street, and extends back 135.29 feet on the southeasterly line and 170 feet on the northeasterly line to a dead line measuring 189.4 feet.

BEING the same property conveyed to William M. West et ux Elizabeath R. West and daughter, Mary Anne West by deed from Richard Louis Jacobs et ux Helen Jacobs, of record in Book 4165, Page 669, Register's Office for said County. The said William M. West having since died. The said Mary Anne West having since married and being known as Mary Anne West Brown.

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

unimproved ( )
This is improved (X)property, known as 4203 Moss Rose Dr. (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 our hand s this 9TH day of JUNE, 19 77

Elizabeth R. West Elizabeth R West

Mary Anne West Brown Mary Anne West Brown

BOOK 5157 PAGE 602

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth R. West and Mary Anne West Brown

the bargainors, 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 Nashville, Tennessee, this 9TH day of JUNE 19 77

Commission expires 2-16-77

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 (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

FILE BOX 3

WARRANTY DEED

FROM Elizabeth R. West

TO Johnny Wallace Burton

E 0 8 3 7 0

IDENTIF. REFERENCE

JUN 10 10 11 AM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedan
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUN 10 77	CONV	24,250.00			
JUN 10 77	S'TAX		B*	62.92	
JUN 10 77	PR'FEE		B*	.50	
JUN 10 77	W'DEED		B*	4.00	* 67.42