BOOK 5169 PAGE 49

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Morton Jr. (NAME:)	J & M Co (NAME:)	MAP. 119-1
504 Boyd Mill Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR-260
Franklin Tenn 37064 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Phillip Saindon (gj)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

We, Woodrow G. Burns and wife, Maye R. Burns

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Dan M. Fleming and Charles E. Morton, Jr., their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 25 on the Map of the Subdivision of Lots Nos. 7, 8, 9, and 10 and parts of Lots 6, 11, 12 and 13 Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Evelyn Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Woodrow G. Burns and wife, Maye R. Burns by deed from E. H. Jones and wife, Virginia Tucker Jones of record in Book 5168, page 805, Register's Office for Davidson County, Tennessee.

Included therein but expressly excluded therefrom is the following described property.

Being part of Lot No. 25 on the map of the Subdivision of part of Cumerland Nurseries as of record in Book 332, page 36, Register's Office Davidson County.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 26 on said plan; thence

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 750.00

Affiant

Subscribed and sworn to before me, this the 7 day of Dec 19 77

My commission expires 2-22-78

(Affix Seal)

Notary Public

with the westerly boundary of Lot No. 26 southwardly 77.1 feet to a point; thence south 77° 21' west 52.8 feet to the easterly margin of an alley; thence with said alley northwardly 94 feet to the said southerly margin of Evelyn Drive; thence with said margin eastwardly 50 feet, more or less, to the point of beginning and containing 4278 square feet.

Being the same property conveyed to the State of Tennessee by deed from E. H. Jones and wife, Virginia Tucker Jones of record in Book 4366, page 260, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dan M. Fleming and Charles E. Morton, Jr., their *heirs and assigns, forever.*

And we *do covenant with the said* Dan M. Fleming and Charles E. Morton, Jr. *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.*

And we, Woodrow G. Burns and wife, Maye R. Burns *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dan M. Fleming and Charles E. Morton, Jr., their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 9th *day of* July, *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.*

Woodrow G. Burns

Maye R. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. Hugh Brewer, a Notary Public in and for said County and State, the within named Woodrow G. Burns and wife, Maye R. Burns

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 9 day of July, 19 77.

A. Hugh Brewer, Notary Public.

Commission Expires 8-27-78.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

WOODROW G. BURNS, ET UX

TO

DAN M. FLEMING, ET AL

E 13497

IDENTIF. REFERENCE

JUL 11 9 22 AM '77

FELIX J. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

~~JUL 11 7 CONV * 780.00~~
~~JUL 11 7 S'TAX B* 2.08 * 2.08~~

JUL 11 7 CONV * 780.00
JUL 11 7 S'TAX B* 2.08
JUL 11 7 PR'FEE B* .50
JUL 11 7 W'DEED B* 8.00 * 10.58

PEDIGO & SAINDON