FILE BOX 3

BOOK 5171 PAGE 255

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

35,500.00

Donald G. Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY 1977.

Bruce Waldron
Notary Public

MY COMMISSION EXPIRES: 7-29-78

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

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
Donald G. Burns (NAME)	Baker Mortgage Corporation (NAME)	MAP 118-1
1208 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PAR 98
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	24W-13760

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, Bernard L. Magdal and wife Nelda M. Magdal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald G. 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 114 on the plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID Lot No. 114 fronts 70 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and extends back 189.8 feet on the westerly line and 194.2 feet on the easterly line to a dead line measuring 69.9 feet.

BEING the same property conveyed to Bernard L. Magdal et ux Nelda M. Magdal by deed from James Smiley et ux Lillian Smiley, of record in Book 4486, Page 970, Register's Office for said Courty.

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

This is ~~unimproved~~ improved (X) property, known as 1208 Cedar Lane (House Number) (Street) Nashville, TN 37212 (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 11TH day of JULY, 1977

Bernard L. Magdal Bernard L. Magdal

Nelda M. Magdal Nelda M. Magdal

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernard L. Magdal and wife Nelda M. Magdal

the 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 Nashville, Tennessee, this 11TH day of JULY 19 77

Commission expires 7-19-78

Bruce Walker
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
Bernard L. Magdal

TO
Donald G. Burns

E 14472

IDENTIF. REFERENCE

JUL 14 3 46 PM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

JUL 14 77	CONV	35,500.00			
JUL 14 77	S'TAX		B*	92.30	
JUL 14 77	PR'FEE		B*	.50	
JUL 14 77	W'DEED		B*	4.00	* 96.80

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