FORM NO. WD-1

BOOK 5245 PAGE 684

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10/28/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Burton, et ux (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	Map 72-13
2415 Brasher Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Avenue, N. E. (STREET ADDRESS)	Par 144
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	27W-1320

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, HERBERT SMITH and wife, PAULINE P. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. 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:

LAND in Davidson County, Tennessee, being the southerly half of Lot No. 115 on the Plat of the Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 115 fronts 50 feet on the westerly side of Brasher Avenue and runs back between parallel lines 200 feet to an alley.

BEING the same property conveyed to Herbert Smith and wife, Ada Bell Smith, by deed from Charles E. Boyd and wife, Roena Newby Boyd, of record in Book 2696, page 542, Register's Office for Davidson County, Tennessee. The said Ada Bell Smith has since died. Pauline P. Smith joins in this instrument for the purposes of conveying any right, title or interest that she might have in the property.

This is { unimproved (X) / improved ( ) } property, known as 2415 Brasher Avenue, Nashville, Tennessee - 37206
(House Number) (Street) (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 16th day of January, 19 78

Herbert Smith

Pauline P. Smith

Pauline P. Smith

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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 Herbert Smith and wife, Pauline P. Smith

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 16th day of January 1978

Commission expires 10/28/78

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

WARRANTY DEED

FROM HERBERT SMITH, et ux

TO JAMES A. BURTON, et ux

E 47280

IDENTIF. REFERENCE

JAN 24 12 48 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney
File Box 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 24 78	CONV	25,500.00			
JAN 24 78	S'TAX		B*	66.30	
JAN 24 78	PR'FEE		B*	.50	
JAN 24 78	W'DEED		B*	4.00	* 70.80