FILE BOX 3

Form No. WD-1

BOOK 5265 PAGE 494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.76

X James A. Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 1978

Patricia Ann Dickens
Notary Public

MY COMMISSION EXPIRES: 9-16-81

(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
James A. Burton (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	MAP 72-4
1517 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1965 (STREET ADDRESS)	PARCEL 227
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Santa Ana, CA 92701 (CITY) (STATE) (ZIP)	15DZ-31595

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, Melvin C. Spain, Jr. and wife Edith W. Spain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Burton and wife Mary L. 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 Lot No. 30 on the plan of Inglewood Golf Club Estates, Block A, of record in Book 843, Page 90, Register's Office for Davidson County, Tennsssee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 30 fronts 60 feet on the centerline of McGavock Pike (formerly Williams Ferry Road) and runs back 196 feet on the westerly line and 199 feet on the easterly line, to a rear line on which it measures 60 feet.

BEING the same property conveyed to Melvin C. Spain, Jr. by deed from Charlie W. Hammond and wife, Bridget A. Hammond, as of record in /Book 5182, Page 810, Register's Office for said County.

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

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5182, Page 812, Register's Office for Davidson County, Tennessee, securing a promissary note dated August 9, 1977, payable to the order of Allstate Enterprises Mortgage Corporation, with a present unpaid balance of approximately $32,206.76, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transfered to the Grantees herein.

This is ~~unimproved~~ ( ) improved ( ) property, known as 1517 (House Number) McGavock Pike (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 hands this 22ND day of MARCH, 19 78

~~Melvin C. Spain, Jr.~~ X Melvin C. Spain, Jr.

~~Edith W. Spain~~ X Edith W. Spain

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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 ~~Kelvin C. Spain, Jr. and wife Edith W. Spain~~

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 ~~22nd~~ day of MARCH, 1978.

Commission expires 9-6-81

Patricia Ann Johnson
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 _____ 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
Kelvin C. Spair, Jr.

TO
James A. Burton

E 5621

IDENTIF. REFERENCE

MAR 27 9 31 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

MAR 27 78	CONV	37,006.70	B*	96.20	
MAR 27 78	S'TAX		B*	.50	
MAR 27 78	PR'FEE		B*	4.00	* 100.70
MAR 27 78	W'DEED				