This instrument prepared by ... Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5279 PAGE 65

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL E. BURCH (NAME:)	Same (NAME:)	43-13
211 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER:)	(STREET ADDRESS:)	413
Madison Tn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

APR28 78	CONV	90,000.00			
APR28 78	CONV	62,000.00			
APR28 78	S'TAX		B* 395.20		
APR28 78	PR'FEE		B* .50		
APR28 78	W'DEED		B* 6.00	*	401.70

BOBBY C. SELLERS AND WIFE, JACQUELYN L. SELLERS, and BOBBY C. SELLERS AND ROBERT E. SMITH, CO-TRUSTEES, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said PAUL E. BURCH, hereinafter referred to as Grantee, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 according to the Plan of Subdivision known as Street Abandonment Right of Way Dedication Bobby Sellers Property of record in Plat Book 4660, page 128, Register's Office for said County, as follows:

Said property fronts 176.94 feet on the northerly margin of Old Hickory Boulevard and extends back a distance of 129.96 feet along the westerly line to an iron pin and a total of 143.10 feet along the north and northeasterly line, which is a curved line along the boundary of an alley.

Being the same property conveyed to Bobby C. Sellers by Quitclaim Deed from Jacquelyn L. Sellers of record in Book 5161, page 243, Register's Office for Davidson County; said property having been previously conveyed to Bobby C. Sellers and wife, Jacquelyn L. Sellers by deed of record in Book 4585, page 755, said Register's Office; and further being property conveyed to said Bobby C. Sellers and wife, Jacquelyn L. Sellers per street abandonment as shown by Plat of record in Plat Book 4660, page 128, said Register's Office.

Further being the same property which a twenty seven per cent (27%) interest was vested in Bobby C. Sellers and Robert E. Smith, as Co-Trustees, by a Special Trust not of record.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 152,000.00

Subscribed and sworn to before me, this the 25 day of April 1978

Affiant

My commission expires: 2-18-80 (Affix Seal)

Notary Public

Jacquelyn L. Sellers joins in this conveyance for the purpose of conveying any right, title, or interest in and to said property which she may have, marital or otherwise.

This conveyance is made subject to all setback lines and utility easements as shown by Plan of record in Book 4660, page 128, Register's Office for Davidson County, Tennessee.

unimproved ( )
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 Grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 25 *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby C. Sellers

Jacquelyn L. Sellers

Robert E. Smith Co-Trustee

Co-Trustee

Bobby C. Sellers Co-Trustee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* BOBBY C. SELLERS AND WIFE, JACQUELYN L. SELLERS; and BOBBY C. SELLERS AND ROBERT E. SMITH, CO-TRUSTEES

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 Madison, *Tennessee, this* 25th *day of* April, *19*78.

Mack J. Mathews, *Notary Public.*

Commission Expires 2-18-80.

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.....

FELIX E. ALSOBROOK REGISTER DAVIDSON COUNTY, TENN.
APR 28 2 05 PM '78
IDENTIF. REFERENCE

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