STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May 19 78

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Layne Burmeister (NAME)	Mercantile Mortgage Company (NAME)	MAP 74-8
7016 Bonnalake Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	PARCEL 218
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	4D33664

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, James J. Sawyer et ux Selma J. Sawyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Layne Burmeister

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. 1025 on the Plan of HERMITAGE HILLS, Section 10, a plat which is of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James J. Sawyer et ux Selma J. Sawyer by deed of record in Book 5279, Page 345, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5279, Page 347, Register's Office for Davidson County, Tennessee, payable to Mercantile Mortgage Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee herein.

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

This is unimproved ( ) improved (X) property, known as 7016 Bonnalake Drive, Hermitage, TN 37076
(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 31st day of May, 19 78

JAMES J. SAWYER: James J. Sawyer

SELMA J. SAWYER: Selma J. Sawyer

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 James J. Sawyer et ux Selma J. Sawyer

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 Hermitage, Tennessee, this 31st day of May 19 78

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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

JAMES J. SAWYER ET UX

TO

SELMA J. SAWYER

ANN LAYNE BURNEISTER

E 68994

IDENTIF. REFERENCE

JUN 5 9 57 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

JUN-5 78	CONV	40,050.00			
JUN-5 78	S'TAX		B*	104.00	
JUN-5 78	PR'FEE		B*	.50	
JUN-5 78	W'DEED		B*	4.00	* 108.50