This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5310 PAGE 424

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Richard Burns et ux	First Tennessee Bank N. A. Memphis	Map 75-4
(NAME)	(NAME)	
615 Frankfort Drive	P. O. Box 474	Parcel 215
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN. 37076	Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by William Richard Burns and wife, Vicki Lynn Burns and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

JUL 12 78	CONV	52,500.00		
JUL 12 78	S'TAX		B* 136.50	
JUL 12 78	PR'FEE		B* .50	
JUL 12 78	W'DEED		B* 4.00	* 141.00

We, Stanley E. Kresge and wife, Sandra M. Kresge

have this day bargained and sold, and do hereby transfer and convey unto the said William Richard Burns and wife, Vicki Lynn Burns, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Tulip Grove, Section 8, as of record in Book 4660, page 56, Register's Office for said County.
Said Lot No. 462 fronts 105.05 feet on the east side of Frankfort Drive and extends back 174.59 feet on the north line and 184.85 feet on the south line to a dead line measuring 58.56 feet thereon.

Being the same property conveyed to Stanley E. Kresge and wife, Sandra M. Kresge by deed from Ronald John Grim and wife, Michele R. Grim, of record in Book 5183, page 67, said Register's Office.
This conveyance is subject to a 10-foot easement for public utility and drainage purposes, with an 8 inch sewer line and manhole therein, 30-foot minimum building setback line from Frankfort Drive, and conditions of Owner's Certificate as shown on Plan of record in Book 4660, page 56, said Register's Office; and restrictive covenants of record in Book 4750, page 845, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 52,500.00
Subscribed and sworn to before me, this the 10th day of July 19 78
Affiant
My commission expires: 4/21/80 (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as 615 Frankfort Drive (House Number) (Street) Hermitage, Tennessee 37076 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William Richard Burns and wife, Vicki Lynn Burns, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Richard Burns and wife, Vicki Lynn Burns, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 10th *day of* July, 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.*

Sandra M. Kresge

Stanley E. Kresge by Sandra M. Kresge, attorney in fact
Stanley E. Kresge by Sandra M. Kresge, his attorney-in-fact pursuant to power of attorney of record in Book ___, page ___, Register's Office for Davidson County, Tennesse

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Sandra M. Kresge

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 10th *day of* July, *19* 78.

Mary Emery
Notary Public

Commission expires 4/21/80

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 19 78, before me, Mary Emery, a Notary Public in and for said County and State, personally appeared Sandra M. Kresge, to me known to be the person who executed the foregoing instrument in behalf of Stanley E. Kresge and acknowledged that she executed the same as the free act and deed of said Stanley E. Kresge.

Witness my hand and official seal at Nashville, Tennessee this 10th day of July, 1978.

Mary Emery
Notary Public

Commission expires 4/21/80

E 76317.

IDENTIFICATION REFERENCE

JUL 12 2 57 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICA[illegible]
NASHVILLE, TENN. [illegible]
234824

WARRANTY DEED

FROM
Stanley E. Kresge et ux

TO
William Richard Burns et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE TENNESSEE 37238