THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison St., Madison, TN37115

BOOK 5313 PAGE 535

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANCIS M. CARPENTER, ET UX		Map 43-14
(NAME)	(NAME)	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11 D 50795
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)----------
cash in hand, paid, and other good and valuable consideration the *Dollars,* receipt of which is hereby acknowledged,

NELLIE S. BURKS, hereinafter referred to as Grantor, has

XXXX *this day bargained and sold, and do hereby transfer and convey unto the said*
FRANCIS M. CARPENTER AND WIFE, MARY LEE CARPENTER, hereinafter referred to as Grantees, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 26 and the westerly 30 feet of Lot No. 27 on an unrecorded plan of O. R. Bixler and described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, 265 feet east of the easterly margin of Hankins Street, 200 feet to a point in the southerly line of Lot No. 38; thence along the northerly line of Lots Nos. 26 and 27 and the southerly line of Lots Nos. 38 and 39; easterly 65 feet to a point; thence southerly parallel to the easterly margin of Hankins Street, 200 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of same, westerly 65 feet to the beginning.

Being the same property conveyed to Nellie S. Burks by deed from Robert Erle Burks and wife, Priscilla Brown Burks, of record in Book 4598, page 702, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 18th day of July, 19 78

Affiant: Frances M. Carpenter

My commission expires: HOMER R. AYERS Notary Public, State of Tenn. at Large (Affix Seal)

Notary Public

Commission Expires 2-14-80

This is unimproved ( ) improved (X) property, known as 617 East Old Hickory Boulevard, Madison, Tn.
(House Number) (Street) 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
grantees,
their *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 18th *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.*

Nellie S. Burks

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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,* NELLIE S. BURKS, a widow

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* 18th *day of* July, *1978*

Notary Public

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

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 .....

WARRANTY DEED

FROM

NELLIE S. BURKS

TO

FRANCIS M. CARPENTER, ET UX

JUL 19 78	CONV	18,500.00			
JUL 19 78	S'TAX		B*	48.10	
JUL 19 78	PR'FEE		B*	.50	
JUL 19 78	W'DEED		B*	4.00	* 52.60

E 7 7 8 0 1 .

IDENTIF. REFERENCE

Jul 19 3 23 PM '78

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115