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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

M. Terry Burkhalter
AFFIANT

Subscribed and swron to before me, this 24th day of March, 1979

Jo Ann P. Guthrie
NOTARY PUBLIC

My commission expires: 5-18-82
(Affix seal)

mail THIS INSTRUMENT PREPARED BY

Wilson N. West, Attorney, 21st Floor, L & C Tower, Nashville, Tennessee 37219

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PAR. NUMBER |
|---|---|---|
| P. C. Burkhalter | P. C. Burkhalter | P 267 |
| P. O. Box 372 | P. O. Box 372 | M-103-8 |
| Nashville, Tennessee 37221 | Nashville, Tennessee 37221 | |

FOR AN 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, W. L. SADLER AND WIFE, MARY T. SADLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. TERRY BURKHALTER AND WIFE, PEGGY C. BURKHALTER AND MAURICE A CANON AND WIFE, ELIZABETH H. CANON, 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:

LAND in Davidson County, Tennessee, being Lots Nos. 1,2,3,4 and 5, on the Revised Plan of the Resubdivision of Lots 5 and 6 of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee. Said Revised Plan being of record in Book 3500, page 149, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a concrete monument in the northerly margin of the right of way of Murphy Road at the common front corner of Lots 6 and 7 on the Plan of West End Annex, of record in Book 332, page 61; thence with said margin N. 88° 40' 10" W. 72.5 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25.00 feet, a distance of 42.11 feet to a concrete monument in the easterly margin of 42nd Ave. N.; thence with said margin N 7° 51' E. 173.02 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 20.19 feet, a distance of 31.13 feet to a concrete monument; thence S. 82° 59' E. 179 41 feet to a concrete monument; thence S 7° 51' 20" W 201.33 feet to the point of beginning.

BEING the same property conveyed to W. L. Sadler, by deed from J. W. Sadler and T. G. DeFord, of record in Book 3953, page 710, and by deed from C. M. Crow and wife, Lois S. Crow, of record in Book 3876, page 237, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, KNOWN AS North East Corner of 42nd Avenue and Murphy Road, Nashville, Tennessee 37209.

The Buyers assume and agree to pay the following four deeds of trust of record:

1. Deed of trust executed by William L. Sadler and wife, Mary T. Sadler, to A. H. Thomas, Trustee, of record in Book 4049, page 953, said Register's Office, dated August 19, 1966, to secure to Southern Federal Savings and Loan Association, an indebtedness in the amount of $30,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest, and service fee.

2. Deed of trust executed by W. L. Sadler and wife, Mary T. Sadler, to A. H. Thomas, Trustee, of record in Book 3984, page 141, said Register's Office, dated December 17, 1965, to secure to Southern Federal Savings and Loan Association, an indebtedness in the amount of $45,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

3. Deed of trust executed by W. L. Sadler and wife, Mary T. Sadler, to Joseph J. Lutin, Trustee, of record in Book 4184, page 724, said Register's Office, dated October 27, 1967, to secure to Beverly Ann Sadler Stark, an indebtedness in the amount of $23,500.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal interest and service fee.

4. Deed of trust executed by W. L. Sadler and wife, Mary T. Sadler, to H. E. Collins, Trustee, of record in Book 4779, page 497, said Register's Office, dated January 7, 1974, to secure to Beverly Ann Stark, an indebtedness in the amount of $20,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

The Buyers are also executing another instrument stating the terms of assumption of the two deeds of trust, securing indebtedness owing to Beverly Ann Sadler Stark. The Buyers are also aware of the Plan of Record in Book 3500, Page 149, Register's Office, Davidson County, Tennessee, regarding certain easements and setbacks of dedication therein.

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 convenant with the said GRANTEES that we are seized and possessed of said land in fee simple, have a good right to convey it, but the same is encumbered, as set out herein; 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 calims 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 24th DAY OF March, 1979.

W. L. SADLER, GRANTOR

MARY T. SADLER, GRANTOR

M. TERRY BURKHALTER, GRANTEE

PEGGY C. BURKHALTER, GRANTEE

MAURICE A. CANON, GRANTEE

ELIZABETH H. CANON, GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Jane P. Quarles, a Notary Public in and for said County and State, the within named W. L. Sadler Mary T. Sadler, M. Terry Burkhalter, Peggy C. Burkhalter, Maurice A. Canon and Elizabeth H. Canon

the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1979.

Jane P. Quarles
NOTARY PUBLIC

COMMISSION EXPIRES: 7/18/82

JANE P. QUARLES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

F.2027.9

IDENTIF. REFERENCE

MAR 26 2 24 PM '79

FEE $ PAID DAVIDSON COUNTY, TENN.

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

| | | | |
|---|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 170000.00- CO | |
| | | | 442.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 448.50- |
| 1118A03/26/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.20279

IDENTIFICATION REFERENCE

MAR 26 2 24 PM '79

No. 672634