This Instrument Prepared By:
Miller, Hancock & Crawford
1000 First American Center
Nashville, Tennessee 37219

BOOK 5436 PAGE 352

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15-70	David Michael Burns Joyce M. Burns	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 015426-0
8DA-26222	459 Annex Avenue	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Robert T. Curtis and wife, Mary Frances Curtis
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David Michael Burns and wife, Joyce M. Burns

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 288 on the Map of Charlotte Park, Section XI, as of record in Book 2900, Page 80, Register's Office for said County.

Said Lot No. 288 fronts 71.0 feet on the northwesterly side of Annex Avenue and extends back between parallel lines, 150.0 feet to a dead line in the rear on which it measures 71.0 feet.

Being the same property conveyed to Robert T. Curtis and wife, Mary Frances Curtis, by deed from Harry G. Graham and H. B. Sheets, as of record in Book 3254, Page 503, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3033, Page 638.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of May, 19 79.

Robert T Curtis
Robert T. Curtis

Mary Frances Curtis
Mary Frances Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert T. Curtis and wife, Mary Frances Curtis 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 Nashville, Tennessee, this, the 11th day of May, 1979.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 36,550.00

David Michael Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 1979

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

~~Robert T. Curtis~~

~~Mary Frances Curtis~~

TO

David Michael Burns

Joyce M. Burns

F 29595

IDENTIF. REFERENCE

MAY 16 10 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public

3135 05/16 [illegible]

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

BOOK 5436 PAGE 354

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
			36550.00- CO	
			94.90 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	99.40-
3135A	05/16/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29595

IDENTIF. REFERENCE

MAY 16 10 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684262