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

BOOK 5438 PAGE 952

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Burkeen and wife, Lea S. Burkeen	~~SCOTT~~ FIDELITY FEDERAL S&L	148-12-223
(NAME)	(NAME) FOURTH & UNION STS.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by John D. Burkeen and wife, Lea S. Burkeen and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John D. Burkeen and wife, Lea S. Burkeen have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $40,350.00, secured by deed of trust of record in Book 5358, page 619, Register's Office for Davidson County, Tennessee,

We, James Michael Krafft and wife, Judy Krafft

have this day bargained and sold, and do hereby transfer and convey unto the said John D. Burkeen and wife, Lea S. Burkeen

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 107 on the Plat of Hazelwood, Section 15, as of record in Book 4660, page 176, said Register's Office:
Said Lot No. 107 fronts 94.0 feet on the northerly margin of Fanning Drive and extends back 155.74 feet on the easterly line and 134.68 feet on the westerly line, to a line in the rear, on which it measures 36.91 feet.

Being the same property conveyed to James Michael Krafft and wife, Judy Krafft by deed from Gene Louis Martone and wife, Rosemary Martone of record in Book 5358, page 617, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainge, 20-foot setback line from Fanning Drive, and conditions of Owner's Certificate of record in Book 4660, page 176, said Register's Office; and restrivtive covenants of record in Book 4562, page 138, made applicable by Book 4951, page 722, 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 $ 46428.20

Subscribed and sworn to before me, this the 16 day of MAY, 19 79

Affiant: X John D Burkeen

My commission expires: 4/16/82 (Affix Seal)

Notary Public: Nancy K Cobb

This is improved ( ) unimproved (X) property, known as 4606 Fanning Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 taxes which are transferred in escrow 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 Grantees, their (successors), heirs 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.

Witness our hands this 5 *day of* MAY, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Michael Krafft
James Michael Krafft

Judy Krafft
Judy Krafft

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JUNE NEWBY, *a Notary Public in and for said County and State,* James Michael Krafft and wife, Judy Krafft

the within named 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 Nashville, *Tennessee, this* 5 *day of* May, *19*79

Commission expires 10-18-81

Notary Public

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 .....

10929

WARRANTY DEED

FROM
James Michael Krafft and wife,
Judy Krafft

TO

John D. Burkeen and wife,
Lea S. Burkeen

F 30565

IDENTIF. REFERENCE

MAY 22 2 19 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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
			46428.20- CO	
			120.64 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	125.14-
4362A	05/22/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30565

IDENTIF. REFERENCE

MAY 22 2 19 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685449