FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July 19 79.

Notary Public

MY COMMISSION EXPIRES: 10-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALLACE M. LESTOURGEON (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	117-2-55
3029 New Natchez Trace (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	7DA-22800
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, JAMES L BURNS and wife, NANCY V. BURNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALLACE M. LESTOURGEON

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 the southerly part of Lot No. 11 of Block "5" on the Plan of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County, described as follows:

Beginning on the westerly margin of Natchez Trace at the corner of Lots Nos. 11 and 12; thence with the westerly margin of Natchez Trace northwardly 120 feet to the southeast corner of the property conveyed to W.D. Glenn by deed from E.L. Hampton and wife, of record in Book 1058, page 142, said Register's Office, thence with Glenn's southerly line westwardly 194.5 feet, more or less, to the corner of Lots No. 17 and 18; thence with the line between Lots Nos. 11 and 17, southwardly 106.4 feet to the common corner of Lots Nos. 11, 12, 16 and 17, thence with the line between Lots Nos. 11 and 12 eastwardly 196.3 feet to the beginning.

Being the same property conveyed to James L. Burns and wife, Nancy V. Burns by deed from Frank M. Duncan and wife, Joyce M. Duncan of record in Book 5064, page 465, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantee agrees to assume and pay the unpaid balance of a certain note in the original principal amount of $31,600.00 secured and evidenced by Deed of Trust of record in Book 5064, page 467, Register's Office for Davidson County, Tennessee, in favor of First Federal Savings & Loan Association, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is subject to the limitations shown on the Plan of record in***

~~unimproved~~ ( ) This is improved (X) property, known as 3029 New Natchez Trace, Nashville, Tennessee 37219
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; 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 claims 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 hand s this 16th day of July, 19 79

JAMES L. BURNS

NANCY V. BURNS

STATE OF TENNESSEE
Davidson County

BOOK 5466 PAGE 332

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES L. BURNS and wife, NANCY V. BURNS

the 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 16th day of July, 1979

Commission expires 10-18-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JAMES L. BURNS and wife,

NANCY V. BURNS

TO
WALLACE M. LESTOURGEON

F. 40495

IDENTIF. REFERENCE

JUL 17 1 12 PM '79

FELIX Z. HASLOH II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

***Book 974, page 24, and to an easement for sanitary sewers and/or storm drainage of record in Book 4081, page 711, both of record in the Register's Office for Davidson County, Tennessee; and to 1979 property taxes which the Grantees assume in full.

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

RECEIVED OF _____

FOR _____

BOOK 5466 PAGE 333

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
			71000.00- CO	
			184.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	191.10-
6967A07/17/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 40495

IDENTIF. REFERENCE

JUL 17 1 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697683