Book 5577 PAGE 302

Prepared by:
Hoss, Hewgley & Crawford
T. L. & C. Tower
Attorneys at Law

WARRANTY DEED

REAU E. FOLK, JR. FORM 7336

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95-5-61	Mr/Mrs. Thomas A. Burney	Engel Mortgage Co. P. O. Box 847 Birmingham, Alabama 35201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 400665
3DZ-38980	243 Wilowen Drive	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.

03/11 [illegible] 76.

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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated February 23, 1979, in the original principal sum of $43,550.00, payable to Engel Mortgage Company, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Fletcher D. Shields, Jr., and wife, Rebecca B. Shields, to Alan L. Saturn, Trustee, as of record in Book 5399, page 745,

FLETCHER D. SHIELDS, JR., and wife, REBECCA B. SHIELDS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS A. BURNEY and wife, RUTH LOUISE BURNEY

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:

Being Lot No. 84 on the Plan of Creekside Heights, as of record in Book 2663, pages 114 and 115, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Flether D. Shields, Jr., and wife, Rebecca B. Shields, by deed from Elmore W. Vail and wife, Jeanne D. Vail, as of record in Book 5399, page 743.

This conveyance is made subject to restrictions of record in Book 2876, page 599; Book 2879, page 441.

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 as shown above and 1980 taxes which Grantees assume and agree to pay.

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 10th day of March, 19 80

Fletcher D. Shields, Jr.

Rebecca B. Shields

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

Fletcher D. Shields, Jr., and wife, Rebecca B. Shields

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 10th day of March, 1980.

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

$ 55,093.35

Ruth Louise Burney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 1980

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

Notary Public

WARRANTY DEED

FROM

FLETCHER D. SHIELDS, JR.

AND WIFE

TO

THOMAS A. BURNEY AND WIFE

F 80176

IDENTIF. REFERENCE

MAR 11 1 57 PM '80

FELIX Z. ... 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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55053.35- CO	
			143.26 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.75-	
7336A03/11/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80176

IDENTIFYING REFERENCE

MAR 11 1 58 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 746480