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

8509 03/18 105.30- CHECK

BOOK 5579 PAGE 874

874

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Burns	SAME	162-3-143
(NAME)	(NAME)	
120 Penny Brink Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37013		
(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 James H. Burns , and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Linda Sue Bailey Stevens, formerly Linda Sue Bailey and husband, Fred Stevens

have this day bargained and sold, and do hereby transfer and convey unto the said James H. Burns,

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

Being Lot No. 178 on the Plan of Antioch Park, Section 5, as of record in Book 4460, page 58, Register's Office of Davidson County, Tennessee.

Said Lot No. 178 fronts 105.0 feet on the easterly margin of Penny Brink Drive and extends back 121.2 feet on the north line and 165.00 feet on the southerly line to a dead line in the rear measuring 73.0 feet thereon.

Being the same property conveyed to Linda Sue Bailey by deed from Lawrence D. Wilson of record in Book 5269, page 709, said Register's Office.

This conveyance is subject to a 30-foot building set-back line from Penny Brink Drive, a 10-foot easement for public utilities and drainage, and conditions of Owner's Certificate of record in Book 4460, page 58, said Register's Office; and restrictive covenants of record in Book 4562, page 949, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 17th day of March 19 80

Affiant David J Kendall

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Emery

unimproved ( )
This is improved (X) property, known as 120 Penny Brink Drive, Nashville, 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 1980 taxes which are prorated 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 17th *day of* March, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Linda Sue Bailey Stevens

Linda Sue Bailey Stevens

Fred Stevens

Fred Stevens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enary, *a Notary Public in and for said County and State,* Linda Sue Bailey Stevens, formerly Linda Sue Bailey and husband, Fred Stevens

the within named bargainor, *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* 17th *day of* March, *19*80

Commission expires 4/21/80 Mary Enary *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 .....

Return to Chicago Title
C-238046

WARRANTY DEED

FROM
Linda Sue Bailey Stevens and husband, Fred Stevens

TO
James H. Burns

F81072

IDENTIF. REFERENCE

MAR 18 2 28 PM '80

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

RECEIVED OF BOOK 5579 PAGE 876

FOR

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
			36000.00- CO	
			98.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 105.30-	
			8509A03/18/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 81072

IDENTIF. REFERENCE

MAR 18 2 28 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 747605