BOOK 5658 PAGE 912 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$51,400.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th. DAY OF September, 19 80.

_____ Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This information was furnished by the parties.

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell L. McDonald (NAME)	Fidelity Federal Savings & Loan Asso (NAME)	148-12-223
4606 Fanning Drive (STREET ADDRESS OR ROUTE NUMBER)	4th. & Union St. (STREET ADDRESS)	
Antioch, Tenn. 37013 (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, John D. Burkeen and wife, Lea S. Burkeen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell L. McDonald

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 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 96.91 feet.

BEING the same property conveyed to John D. Burkeen and wife, Lea S. Burkeen by deed from James Michael Krafft and wife, Judy Krafft of record in Book 5438, Page 952, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10 foot easement for public utilities and drainage, 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 restrictive covenants of record in Book 4562, page 138, made applicable by Book 4951, page 722, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 30, 1978, and filed for record November 1, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5358, page 619, and note of even date thereby secured, in the original amount of $ 40,350.00 payable to Fidelity Federal Savings and Loan Association, which debt the grantee herein and agrees to pay as part payment of the purchase price. The grantee further hereby assums the obligations of James Michael Krafft and wife, Judy Krafft under the terms of the instruments creating the loan to indemnify the Veterans Administratio to the extent of any claim payment arising feom the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 4606 Fanning Drive, Antioch, Tennessee 37013
(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 26th. day of September, 19 80

Lea S Burkeen
Lea S. Burkeen

John D. Burkeen John D Burkeen

STATE OF TENNESSEE
Davidson County

BOOK 5658 PAGE 913

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Burkeen and wife, Lea S. Burkeen

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 26th. day of September 1990

Commission expires 4-22-54

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

John D. Burkeen and wife,

Lea S. Burkeen

TO

Russell L. McDonald

G.I.0575

IDENTIF. REFERENCE

OCT 1 3 08 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

5763 10/01 140.14- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5658 PAGE 914

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
			51400.00- CO	
			133.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.14-	
5763A	10/01/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.0.5 7.5

T
IDENTIF. REFERENCE

OCT 1 3 08 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783505