his instrument prepared by
John W. Kelley, Jr.

BOOK 5856 PAGE 316

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
106-13-165	Mr. Martin Whelan	Dobson & Johnson, Inc. Suite 1800 -One Commerce Place Nashville, TN. 3 7239
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 15197-007
6DA-16012	2112 Sadler Court	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 hrein to pay, the principal balance now due, plus future interest, on a certain note dated December 30, 1971, in the original principal sum of $9,300.00, payable to Dobson & Johnson, 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 Billy T. Burnett and wife, Annie L. Burnett to Albert William Johnson, Trustee, as of record in Book 4565, page 850,

ANNIE L. BURNETT, being the one and same person as ANNIE LOUISE BURNETT, an unmarried person

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARTIN WHELAN, unmarried

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. 16 of a Resubdivision of part of Sadler Place, Section 9, as shown on a plat recorded in Book 2083, page 77, and more particularly described as follows:

BEGINNING at a pin in the easterly boundary of Sadler Court 220.7 feet south of a concrete monument at the intersection of said east line of Sadler Court and the southerly right of way line of the Chattanooga Division of the N.C. & St. L. Railway as measured along said line of Sadler Court; thence south 75 degrees 51 minutes east along the boundary between Lots Nos. 15 and 16, a distance of 167.5 feet to a pin; thence south 14 degrees 25 minutes west a distance of 48.9 feet to a concrete monument in the northwesterly right of way line of the N. C. & St. L. Railway's Radnor connecting main tract; thence in a southwesterly direction along said right of way line, the same being a line southeast of, parallel with and 50 feet distance from the center line of said main track, a distance of 190.4 feet to a pin at the southeast corner of Lot No. 6; thence in a northwesterly direction along the boundary between Lots 6 and 16, a distance of 60.7 feet to a pin in the southeasterly line of Sadler Court; thence in a northeasterly direction along the said line of Sadler Court, the same being a line curving to the left on a radius of 125 feet, a distance of 82.3 feet to the point of beginning.

Being the same property conveyed to Annie L. Burnett, by Quitclaim deed from Melvin B. Butler, Trustee, as of record in Book 5633, page 252.

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 1982 taxes which Grantee assumes and agrees 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 26th day of February, 1982

Annie L. Burnett

Annie L. Burnett

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 Annie L. Burnett, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the 26 day of February, 19 82.

My commission expires: 4-18-82

Mary Ann Silley
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

NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 12,953.43

Martin Whelan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 1982

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL)

Mary Ann Silley
Notary Public

WARRANTY DEED

FROM
ANNIE L. BURNETT
UNMARRIED

TO
MARTIN WHELAN
UNMARRIED

G 8 1 3 6 5

IDENTIF. REFERENCE

MAR 1 12 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
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

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RECEIVED OF _____

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
			12953.43- CO	
			33.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	40.30-
			4655A03/01/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 11 3 6 5

IDENTIF. REFERENCE

MAR 1 12 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869100