BOOK 6013 PAGE 458

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000

Gerald R. Burns
Affiant GERALD R. BURNS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1983

David C. Kipp
Notary Public

MY COMMISSION EXPIRES: Oct. 20, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (615) 244-8490
DAVID C.KIPP, JR., SUITE 1520, ONE COMMERCE PLACE, NASHVILLE, TENNESSEE 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald R. Burns and wife, Sherry R. Burns (NAME)	Same (NAME)	85-9-25
2809 Lealto Court (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	3DZ-66944
Donelson, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Same (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, A. JOE MAXWELL AND WIFE, PAULINE SHAUN MAXWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD R. BURNS AND WIFE, SHERRY R. BURNS

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 Lot No. 48 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description thereof.

BEING the same property conveyed to A. Joe Maxwell, Jr. and wife, Pauline Shaun Maxwell, by deed from Harvey A. Thomas, unmarried, of record in Book 2737, page 277, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 2809 Lealto Court (House Number) (Street) Donelson, Tennessee (P. O. Address) (City or Town) 37214 (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 hands this 28th day of February, 1983

A. Joe Maxwell
A. JOE MAXWELL, JR.

Pauline Shaun Maxwell
PAULINE SHAUN MAXWELL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. JOE MAXWELL, JR. and wife, PAULINE SHAUN MAXWELL

the 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, Davidson County, Tennessee, this 28th day of February 19 83

My commission expires October 20, 1985

David C. Kipp
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
A. JOE MAXWELL, JR. and wife,

PAULINE SHAUN MAXWELL

TO
GERALD R. BURNS and wife,

SHERRY R. BURNS

THIS INSTRUMENT PREPARED BY:
DAVID C. KIPP, JR., ATTORNEY
SUITE 1520, One Commerce Place
Nashville, Tennessee 37239
(615) 244-8490

RUSH

H 3 3 4 4 9

IDENTIF. REFERENCE

MAR 1 2 38 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

99 03in.996.50- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6013 PAGE 460

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150000.00- CO	
			390.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	396.50-
			0099A03/01/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 4 4 9

IDENTIF. REFERENCE

MAR 1 2 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932164