FORM NO. WD-1

BOOK 6010 PAGE 112

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,150.00

Martha Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 1983

Steve C. Norris
Notary Public

MY COMMISSION EXPIRES: July 17, 1983
(AFFIX SEAL)

STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STEVE C. NORRIS, 2020 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Fleming (NAME)	Wachovia Mortgage Company (NAME)	Map 58-11
541 Judd Drive (STREET ADDRESS OR ROUTE NUMBER)	P O Box 3174 (STREET ADDRESS)	Parcel 180
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, North Carolina 27102 (CITY) (STATE) (ZIP)	13 DA 56636

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, DONNELL BURTON and wife, SHIRLEY R. BURTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Fleming

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. 105 on the plan of Section 3, Royal Hills, of record in Book 4860, Page 47, Register's Office for said County.

SAID Lot No. 105 fronts 82.00 feet on the southerly margin of Judd Drive and extends back 204.94 feet on the easterly line and 200.37 feet on the westerly line to a dead line in the rear, measuring 76.47 feet thereon.

BEING the same property conveyed to Donnell Burton and wife, Shirley R. Burton, by warranty deed from Roy L. McClendon, Jr., and wife, Norma L. McClendon, of record in Book 5391, Page 935, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5196, Page 954, Register's Office for Davidson County, Tennessee.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee herein.

THIS conveyance is subject to any and all existing restrictions and/or easements.

This is improved ( ) unimproved (X) property, known as 541 Judd Drive (House Number) Nashville (Street) (P. O. Address) Tennessee (City or Town) 37218 (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 18th day of April, 1983

Donnell Burton
DONNELL BURTON

Shirley R. Burton
SHIRLEY R. BURTON

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6040 PAGE 113

Personally appeared before me, STEVE C. NORRIS, a Notary Public in and for said County and State, the within named Donnell Burton and wife, Shirley R. Burton

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 18th day of April 1983

Commission expires July 17, 1983

Steve C. Norris
Notary Public

STEVE C. NORRIS NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Donnell Burton, and wife

Shirley R. Burton

TO
Martha Fleming

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PAID

APR 19 8 55 AM '83
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE
H 4 2 5 3 0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6040 PAGE 114

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42150.00- CO	
			109.46 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	115.96-
			1083A04/19/63 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 5 3 0

IDENTIF. REFERENCE

APR 19 9 51 AM '63

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942784