3189

Warranty Deed

BOOK 6053 PAGE 369

THIS INDENTURE, made and entered into this 29th day of April, 19 83, by and between

Margaret B. Burns party of the first part, and

David L. Steed and wife Maria Frexes Steed party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Brookside Courts Addition No. 3, of record in Book 1835, page 107, Register's Office for said County.
Said Lot No. 24 fronts 75 feet on the southerly margin of Stoneyway Trail, and extends back 151.7 feet on the easterly margin and 134.4 feet on the westerly margin to a broken line in the rear which measures 107.8 feet thereon.

Being the same property conveyed to Margaret B. Burns by deed from Andrews Properties, Inc. and Nelson C. Andrews and wife, Sue Andrews, of record in Book 5297, Page 544, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except:
for subdivision restrictions, building lines and easements of record in Book 1835 , Page 107, Easement for Driveway Purposes as recorded in Book 5302, Page 222, Easement for Driveway Purposes as recorded in Book 5297, Page 542 all in said Register's Office and Taxes for the year 1983 and subsequent years, a lien not yet due and payable

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Margaret B. Burns

Margaret B. Burns

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Margaret B. Burns

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that S he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of April, 19 83

My commission expires Jan 19, 1986

Notary Public

(FOR RECORDING DATA ONLY)

Property address 5637 Stoneyway Trail, Nashville, Tennessee 37209

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Union Planters National Bank of Memphis
P. O. Box 3137
Memphis, Tennessee 38103

This instrument prepared by and return to:
H. LEE SHAW, ATTORNEY
2 North Second St., Suite 300, Memphis, Tennessee 38103

State tax _____ $ _____
Register's fee _____ _____
Recording fee _____ _____
Total _____ _____
T. G. #

Map 103-06 Parcel 201

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ ****76,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David L. Steed
Affiant

Subscribed and sworn to before me this 29th day of April, 19 83

Notary Public

Commission expires Jan 19, 1986

STATE OF TENNESSEE, COUNTY OF ~~XXXXXX~~ DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____ , 19 _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

_____

to me known to be the person ___ described in and who executed the foregoing instrument, and acknowledged that ___ he ___ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____ , 19 _____ .

My commission expires _____ _____

Notary Public

H 4 6 6 6 6

IDENTIF. REFERENCE

MAY 9 12 04 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6053 PAGE 371

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
			760[illegible].00- CO	
			157.60 CO TX	
			.50 PRFEE	
			6.00 MOR T	
			0[illegible] 264.10-	
			6096A05/09/83 CHL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

PM 4 8 6 6 5.

IDENTIFICATION REFERENCE

MAY 9 12 04 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947633