F.C. 0X 3

FORM No. WD-1

BOOK 6154 PAGE 754

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Glenn C Bauernfeind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 19 83

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-30-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME		ADDRESS OR MAP PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Glenn C. Bauernfeind (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 86-10
3608 Quail Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	PARCEL 14
Hermitage, TN. 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	4D-2051

FOR AND 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, Yon H. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn C. Bauernfiend, unmarried

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. 45 as shown on the Plan of Chapel wood, Section Two, of record in Book 5200, Page 83, Register's Office for said County.

SAID Lot No. 45 fronts 65.00 feet on the northerly side of Quail Drive and extends back 131.63 feet on its easterly line, 151.89 feet on its westerly line to a break line in the rear which measures 100.95 feet.

BEING the same property conveyed to Yon H. Burton by deed of record in Book 6112, Page 574, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5333, Page 315, Register's Office said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to Deed of Trust executed by Yon H. Burton to Michael L. Padalino, Trustee, for Engel Mortgage Company, dated August 5, 1983, and filed for record in Book 6112, Page 577, with a present unpaid principal balance of approximately $50,850.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 3608 Quail Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 heir 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 covey 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 my hand this 7th day of October, 19 83

Yon H. Burton

CHECK 10-11 175.50

4030

BOOK 6154 PAGE 755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Yon H. Burton, unmarried

the bargainor, 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 Nashville, Tennessee, this 7th day of October, 1983

Commission expires 10-20-85

Palmer Ann Johnson
Notary Public

PALMER ANN JOHNSON NOTARY PUBLIC AT LARGE OF TENN.

STATE OF TENNESSEE
COUNTY OF

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 bargainer, and corporation, and that (he) as such / (they) _____ and _____, being authorized so to do, execute 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
Yon H. Burton

TO
Glenn C. Bauernfiend, unmarried

RETURN TO:
SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

H 7.9 2 3 4.

IDENTIF. REFERENCE

Oct 11 10 48 AM '83

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6154 PAGE 756

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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
4030A10/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 79234

IDENTIF. REFERENCE

OCT 11 10 48 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 985111