THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
18th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6234 PAGE 106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL L. KINNARD, ET UX. 6112 Chickering Court Nashville, Tennessee 37215	SAME	Map: 144-10 Par.: 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,700.00.

Jim C. Burke
Affiant

SUBSCRIBED AND SWORN to before me this 20th day of February, 1984.

Carol A. Oakley
Notary Public

My Commission Expires:
10/20/85

104087

IDENTIF. REFERENCE

FEB 21 11 11 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEE $

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand Seven Hundred Dollars ($130,700.00), the receipt of which is hereby acknowledged, we, JIM C. BURKE and wife, VERNA H. BURKE, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto the said RANDALL L. KINNARD and wife, PEGGY SCOTT KINNARD, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 59 on the Plan of Chickering Valley Subdivision, as of record in Book 2331, page 122, Register's Office for said County.

Said Lot No. 59 fronts 171 feet on the Easterly margin of Chickering Court and extends back between lines 588.4 feet on the North line and 598.4 feet on the South line, to a rear line, measuring 168.5 feet thereon.

Being the same property conveyed to Jim C. Burke and wife, Verna H. Burke, by Warranty Deed from C. M. Russell and wife, Hollie Mae Russell, of record in Book 2921, page 267, said Register's Office.

This conveyance is made subject to:

(1) Restrictive Covenants of record in Book 2542, page 25, said Register's Office.

(2) Plan of record in Book 2331, page 122, said Register's Office, which shows an Owner's Certificate, 150 foot building set-back line from Chickering Court and a 10-foot easement for public utilities along the rear line of the premises.

This is improved property known as 6112 Chickering Court, Nashville, Tennessee 37215.

02/21 346.32- CHECK

4397

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEES.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 7th day of February, 1984.

Jim C. Burke.
JIM C. BURKE - Grantor

Verna H. Burke
VERNA H. BURKE - Grantor

STATE OF FLORIDA)
COUNTY OF ~~MONROE~~ COLLIER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM C. BURKE and wife, VERNA H. BURKE, the within named bargainors, 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 Naples, Florida, this the 7th day of February, 1984.

Notary Public

My Commission Expires:

[illegible] JULY 3, 1987
[illegible] THRU GENERAL INS. UND.

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

RECEIVED OF _____

FOR _____

BOOK 6234 PAGE 108

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

130700.00- CAMT.
339.82 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 346.32-
4397A02/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

104087

IDENTIF. REFERENCE

FEB 21 11 11 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14568