File Box 43

FORM NO. WD-1

BOOK 6276 PAGE 425

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1984.

Notary Public

MY COMMISSION EXPIRES: 4/20/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. One Union Street, Nash. TN 37219 0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yon H. Burton (NAME)	Same (NAME)	12DZ-5470
940 Allen Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 71-8
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 11

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, JAMES L. DAVIS and wife, MOLINE DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YON H. BURTON, 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:

BEING Lot No. 120 in J. B. Haynie's Oriental Plan, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

SAID Lot No. 120 fronts 109 feet on the southerly side of Duke Street or Queen Street and runs back 140 feet to an alley.

BEING the same property conveyed to the Grantors herein by deed from R. V. Perkerson, Sr. and Frances R. Perkerson, of record in Book 5296, Page 960, Register's Office for Davidson County, Tennessee.

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

11:73 28

IDENTIF. REFERENCE

APR 24 9 13 AM '84

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

CHECK - 04/24 19.50- 803

This is unimproved (X) improved ( ) property, known as Lot 120 (House Number) Queen Avenue (Street) Nashville, TN 37207 (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 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 13th day of April, 19 84

x James L. Davis

x Moline Davis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Davis and wife, Moline Davis

the 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 Nashville, Tennessee, this 13th day of April 1984.

Commission expires 4/20/86

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 (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
JAMES L. DAVIS et ux
MOLINE DAVIS

TO
YON H. BURTON

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 6276 PAGE 427

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

500[illegible].00- CAMT.
13.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 19.50-
0603A04/24/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 7 3 2 8

T
IDENTIF. REFERENCE

APR 24 9 13 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30487