FORM NO. WD-1

BOOK 6318 PAGE 428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,868.25

Russell Burnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Russell Burnett and Donald R. Mullins (NAME)	August Kohn & Company, Inc. (NAME)	Map 134-5
dba Mighty Distributing System	of Tennessee	
1144 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 225 (STREET ADDRESS)	Par. 7
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Columbia, South Carolina 29202 (CITY) (STATE) (ZIP)	5DU-12831

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, Grady L. Sartain, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Burnett and Donald R. Mullins dba Mighty Distributing System of Tennessee, a partnership

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. 7 on the Plan of Mill Creek Subdivision, of record in Book 1424, page 8, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Grady L. Sartain and wife, Judy C. Sartain by deed from William H. Brooks and wife, Katherine E. Brooks of record in Book 4454, page 13, Register's Office for Davidson County, Tennessee. The said parties having since been divorced and the property is vested in Grady L. Sartain by Final Decree of the Fourth Circuit Court of Davidson County, Tennessee, Minute Book 107A, page 566, of said Fourth Circuit Court.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 6, 1970, and filed for record October 22, 1970, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4454, page 15, and note of even date thereby secured, in the original principal amount of $10,950.00, payable to August Kohn and Company, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The Grantee further hereby assumes the obligations of the Grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance transferred to Grantees.

THIS conveyance subject to such restrictive covenants of record in said Register's Office and easements and setback lines of record in Plat Book 1424, page 8, said Register's Office

I 29429
IDENTIF. REFERENCE
JUN 15 11 02 AM '84
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved (XX) improved ( ) property, known as 1144 Antioch Pike Nashville, TN
(House Number) (Street) (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 hand s this 15th day of June, 19 84

Grady L. Sartain

06/15 E3.50

I 3406

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 Grady L. Sartain

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 15th day of June 19 84

Commission expires 4/21/85

Grace H. Tilley
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
Grady L. Sartain

TO
Russell Burnett and
Donald R. Mullins
dba Mighty Distributing System of Tennessee

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WO -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
			17866.25- CAMT.	
			46.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	53.04-
5406A06/15/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

123429

IDENTIFICATION REFERENCE

JUN 15 11 02 AM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No.0044696