FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$6,500.00 Billie Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 84.

Jane M. Flatt
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest E. & Billie J. Burns (NAME)	Same (NAME)	Map 17
103 Susan Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 100
Hendersonville, TN 37075 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10D-5650

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, John B. Ambrose, unmarried, and only heir-at-law of Herman F. Ambrose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest E. Burns and wife, Billie J. Burns

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:

A parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by E. P. Hall Surveying Company dated May 14, 1984, described as follows:

BEGINNING at a stake in the northerly margin of Lower Walker's Creek Road, said stake being 25 feet at a right angle from center line of said road, Annie Dutton's southwest corner and the southeast corner of this land; thence with margin of said road S80°35'W 200 feet to an iron pin, corner of James J. Trotter; thence N28°33'W 673.67 feet to a three pronged walnut tree, corner of Trotter in the line of Hitt; thence N56°08'E 180.5 feet to a fence post, corner to Reagan; thence with a fence S29°15'E 756.50 feet to the point of beginning, containing 3.02± acres.

BEING the same property conveyed to Herman F. Ambrose by deed from Andrew T. Trotter and wife, Patricia A. Trotter of record in Book 5965, page 43, Register's Office for Davidson County, Tennessee. The said Herman F. Ambrose having since died intestate.

THIS conveyance subject to easements, setback lines and restrictive covenants of record in said Register's Office.

TAXES for 1984 have been pro-rated and assumed by Grantees.

CHECK
This is unimproved (XX) property, known as 3.0 Acres±, Lower Walker's Creek Road
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

07/27 23.40 -

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 my hand this 25th day of July, 19 84

John B. Ambrose
John B. Ambrose

7309

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named John B. Ambrose

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 19 84.

Commission expires 4/21/85

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

I 3 9 0 9 1

IDENTIF. REFERENCE

JUL 27 9 59 AM '84

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
John B. Ambrose

TO
Ernest E. Burns and wife,
Billie J. Burns

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 _____ BOOK 6347 PAGE 117

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
			6500.00- CAMT.	
			16.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	23.40-
7309A07/27/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 0 9 1

IDENTIF. REFERENCE

JUL 27 9 59 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0056256