BOOK 6385 PAGE 428

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,832.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1984

Notary Public

MY COMMISSION EXPIRES: 1-28-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
First Realty Group, Inc.		Engel Mortgage Company, Inc.			MAP 173-10
(NAME)		(NAME)			
234 Largo Drive		P.O. Box 847			PARCEL 241
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Nashville, TN 37211		Birmingham, AL 35201			
(CITY)	(STATE) (P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

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 First Realty Group, Inc.

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. 21-B, Zone Lot Division, Lots Nos. 21 and 22, Monte Carlo, Section 4, as of record in Plat Book 5200, Page 779, amending Plat Book 5800, Page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Yon H. Burton, unmarried by deed from B & D Investment Builders, Inc., of record in Book 6375, Page 460, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6253, Page 882, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Yon H. Burton, unmarried to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated August 27, 1984, and filed for record in Book 6375, Page 463, Register's Office for said County, with a present unpaid principal balance of approximately $34,980.00, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee.

This is unimproved ( ) improved XX) property, known as 513 Maxine Drive, Antioch, TN 37013
(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 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 27th day of August, 1984

Yon H. Burton

2176

BOOK 6386 PAGE 429

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

(or proved to me on the basis of satisfactory evidenc

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 27th day of August, 19 84

Commission expires 10-31-85

Notary Public

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 within named bargainor, and corporation, and that (he) / (they) as such 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

(or proved to me on the basis of satisfactory evidence)

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

First Realty Group, Inc.

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

15113'1.

IDENTIFICATION REFERENCE

SEP 21 9 17 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6386 PAGE 430

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
			35832.34- CAMT.	
			93.08 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	99.58-
			2176A09/21/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 5 1 1 3 1

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IDENTIF. REFERENCE

SEP 21 9 17 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0070654