File 23

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Sammy L. Burnett etux RT. 3 Box 224 Joelton, Tenn. 37080	New Owner	Map 81-12 Par. 54, ~~55~~

BOOK 6528 PAGE 478

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Robert W. Parkhurst and Edd R. Turner, tenants in common, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Sammy L. Burnett and wife, Brenda G. Burnett, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: A certain tract or parcel of land in Davidson County, Tennessee, being parts of Lots Nos. 26, 27, 28 and 29 in W. S. Settle's Subdivision of Lots Nos. 249 and 277 in the North Nashville Real Estate Company's plan of Lots, as of record in Book 57, page 71, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Hamburg Street, at a point 109 feet, 9 inches, northerly from the northerly margin of Garfield, formerly Foster Street; running thence northerly with the easterly margin of Hamburg Street, 70 feet to McLeans Southwest corner; thence easterly with McLeans south line, 113 feet, more or less, to the westerly margin of Jenkins Street; thence southerly with the westerly margin of said street, 70 feet; thence westerly 89 feet, more or less, to the beginning.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 30 and parts of Lots Nos. 29 and 28 in W. S. Settle's Subdivision of Lots Nos. 249 and 277 in the North Nashville Real Estate Company's plan of lots, a plan of which subdivision is of record in Book No. 57, page 71, of the Register's Office of Davidson County, Tennessee. Said Lot No. 30 and parts of Lots Nos. 29 and 28 are described as follows:

Beginning at the northeast corner of Garfield and Hamburg Streets, being the southwest corner of said Lot No. 30, running thence with the easterly margin of Hamburg Street northerly 109.9 feet to a point, 1 foot south of the northerly margin of said Lot No. 29; thence easterly 89 feet, more or less, to a point in the westerly margin of Jenkins Street, said point being 18.4 feet south of Lot No. 27 on said plan; thence along the westerly margin of Jenkins Street southerly 133.3 feet to the northerly margin of Garfield Street; thence with the northerly margin of said Garfield Street westerly 47.3 feet to the beginning.

INCLUDED, BUT EXCLUDED FROM THE PROPERTY ABOVE DESCRIBED, is that certain parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Mrs. Ora Smith, of record in Book 4268, page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edd R. Turner and Robert W. Parkhurst by deed from Ora Smith of record in Book 4850, page 42, Register's Office for Davidson County, Tennessee.

Sandra M. Parkhurst and Sandra R. Turner join in this conveyance for the purpose of conveying any marital rights they may have in the herein described property.

This conveyance is made subject to a temporary slope and construction easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, by intrument of record in Book 4268, page 263, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

CHECK

04/04 38.62

4995

This is unimproved property known as Delta Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Sammy L. Burnett and wife, Brenda G. Burnett, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

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

WITNESS our hands on this the 3rd day of April, 1985.

Robert W. Parkhurst
Robert W. Parkhurst

Sandra M. Parkhurst
Sandra M. Parkhurst

Edd R. Turner
Edd R. Turner

Sandra R. Turner
Sandra R. Turner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Parkhurst and wife, Sandra M. Parkhurst and Edd R. Turner and wife, Sandra R. Turner, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 3rd day of April, 1985.

Tom D. Coleman Jr
NOTARY PUBLIC

My commission expires: April 12, 1988.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $11,200.00.

Sammy L. Burnett
Affiant

Subscribed and sworn to before me this the 3rd day of April, 1985.

Tom G. Coleman Jr.
NOTARY PUBLIC

My commission expires: April 17, 1988.

BOOK 6526 PAGE 480

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

I 9 4 2 0 4

T
IDENTIF. REFERENCE

APR 4 9 22 AM '85

FELICIA MORROW REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6526 PAGE 481

RECEIVED OF _____

FOR _____

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
			1200.00-	CAMT.
			29.12	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	38.62-
4995A	04/04/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 2 0 4

IDENTIF. T. REFERENCE

APR 4 9 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122016