BOOK 6531 PAGE 863

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

James L. Burns Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 85.

Emily B. Smith
Notary Public

MY COMMISSION EXPIRES: 7/15/87

(AFFIX SEAL)

Prepared by:
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attorneys, C-301, 2002 Richard Jones Rd., Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin F. Hines (NAME)	Leader Federal Savings and Loan Assoc. (NAME)	25W-03075
4203 Wyoming Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	103-4-134
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	

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, ~~Estate of James S. Burns~~ Mary Agnes Taylor, unmarried, Frances Catherine Brackman, married, Loretta Carolyn Wood, married, Sharon Ann Moorhead, unmarried, Mary Theresa Brown, married, Margaret Johanna Hills, married, James L. Burns, Sr., married and Vivian C. Burns, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin F. Hines, married and James R. Hines, married sole heirs

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map showing resubdivision of Lots 110 to 113, inclusive in West End Annex, of record in Book 421, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James S. Burns and wife, Mary T. Burns by deed from Georgia A. Writesman and husband Hiram A. Writesman of record in Book 628, page 82, Register's Office for Davidson County, Tennessee. Both Mary T. Burns and James S. Burns having since died. Mary T. Burns predeceased James S. Burns.

The following persons join in the conveyance for the purpose of conveying any interest they may have in the above described property: Ann Touhy Burns, wife of James L. Burns, Sr.; John Brackman, husband of Frances Catherine Brackman; Edward Wood, husband of Carolyn Wood; Melvin R. Brown, husband of Mary Theresa Brown; Fred G. Hills, husband of Margaret Johanna Hills and Vivian C. Burns, widow of Edward C. Burns

1960 13

IDENTIF. REFERENCE

APR 11 3 20 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

04/11/85 174.60- CHECK

This is unimproved ( ) improved (X) property, known as 4203 Wyoming Avenue (House Number) (Street) Nashville, (P. O. Address) Tennessee 37209 (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 3rd day of April, 19 85

Mary Agnes Taylor by: James L. Burns, Sr. Attorney-in-Fact

Frances Catherine Brackman by: James L. Burns, Sr. Attorney-in-Fact

Loretta Carolyn Wood by: James L. Burns, Sr. Attorney-in-Fact

Sharon Ann Moorhead by James L. Burns, Sr. Attorney-in-Fact

SEE ATTACHMENT FOR ADDITIONAL GRANTORS

by James L. Burns Sr. by James L. Burns Sr. by James L. Burns Sr. by James L. Burns, Sr.

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. Burns, Sr.

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 3rd day of April 19 85.

Commission expires 3-8-89

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

TO

PREPARED BY:
WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

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 James L. Burns, Sr., to me known to be the person who executed the foregoing instrument in behalf of Mary Agnes Taylor, Frances Catherine Brackman, Melvin R. Brown, Loretta Carolyn Wood, Sharon Ann Moorhead, Mary Theresa Brown and Margaret Johanna Hills, and acknowledged that he executed the same as the free act and deed of said Mary Agnes Taylor, Frances Catherine Brackman, Loretta Carolyn Wood, Sharon Ann Moorhead, Mary Theresa Brown and Margaret Johanna Hills. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 1985.

My Commisssion Expires: 3-8-89

Notary Public

Witness my hand this 3 day of April, 1985

Fred G. Hills
Fred G. Hills

STATE OF Florida
COUNTY OF Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Fred G. Hills, 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 Miami Florida, this 3 day of April, 1985.

My Commission Expires: Notary Public, State of Florida My Commission Expires March 23, 1987 Bonded Thru Troy Fain - Insurance, Inc. 8 March 1987

Notary Public

HELEN S. MASON NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Witness our hands this 4 day of April, 1985.

Mary Theresa Brown by James L. Burns, Sr. Attorney-in-Fact
Mary Theresa Brown
by James L. Burns, Sr.
Attorney-in-Fact

James L. Burns, Sr.

Ann Touhy Burns
Ann Touhy Burns

John Brackman
John Brackman

Edward R Wood
Edward Wood

Melvin R Brown by James L. Burns, Sr. Attorney-in-Fact
Melvin R. Brown
by James L. Burns, Sr.
Attorney-in-Fact

Vivian C. Burns
Vivian C. Burns

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 Ann Touhy Burns, John Brackman, Edward Wood, Vivian C. Burns, ~~and Melvin R. Brown~~, 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 3rd day of April, 1985.

My Commission Expires: 3-8-89

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6531 PAGE 866

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

63500.00- CAMT.
165.10 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 174.60-
731-9A04/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19601 3

IDENTIF. REFERENCE

APR 11 3 20 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 124275