FORM NO. WD-1

BOOK 6603 PAGE 621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$25,000.00 John T. Burdett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 1985

Mary L. Alexander
Notary Public

MY COMMISSION EXPIRES: 1-19-89

(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
John T. Burdett (NAME)	Same (NAME)	Map 51-1
827 New Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 57
Madison, Tennessee 37115 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	11D-06180

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, K. A. Sparks and wife, Mildred Virginia Sparks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Burdett

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. 83 on the Map of Due West Valley Acres, not recorded in the 11th Civil District of Davidson County, Tennessee, and part of an unnumbered tract lying south of said lot shown on an unrecorded copy of a survey thereof made by H. R. Swann, Jr. Surveyor, July 26, 1974, and described together as follows:

BEGINNING at a point in the south margin of Due West Avenue at the corner of Lots Nos. 82 and 83; thence with the line betwen said lots southerly 500 feet to a point; thence along the south line of Lot No. 82 westerly 96.3 feet to a point; thence southerly at an angle of 74°19' from the south line of Lot No. 82, 508 feet to a point; thence northeasterly 413.8 feet to the southwest corner of Lot No. 95; thence with the line between Lots Nos. 84 to 95 both inclusive, northwesterly around a curve 637.49 feet to the corner of Lots Nos. 83 and 84; thence with the line between said lots northerly 500 feet to the margin of Due West Avenue; thence with the margin of the same westerly 100 feet to the beginning.

BEING the same property conveyed to K. A. Sparks and wife, Mildred Virginia Sparks by Installment Deed from Julian H. Wills and wife, Sadie Winfree Wills of record in Book 2139, page 274, Register's Office for Davidson County, Tennessee.

THIS property is conveyed in AS IS condition

Taxes for 1985 have been pro-rated and assumed by Grantee

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office. Driveway Agreement of record in Book 3031, page 119, said Register's Office.

unimproved (XX) This is improved ( ) property, known as Lot 83, Due West Avenue North Madison, Tennessee 37115
(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 hands this 9th day of July, 1985

K. A. Sparks

Mildred Virginia Sparks

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 K. A. Sparks and Mildred Virginia Sparks

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 9th day of July 19 85

Commission expires 1-10-89

Mary L. Alexander
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
K. A. Sparks and wife,

Mildred Virginia Sparks

TO
John T. Burdett

IDENTIF. REFERENCE

JUL 11 9 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRPBB -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CAMT.	
			65.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
6562A	07/11/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 152792

719852 ← Schedule A
Jul 11 9:11 AM '85
Felix Z. Wilson Register
Dep. Cathy