BOOK 45

BOOK 6611 PAGE 658

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,237.00

Cheryl Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 1985

Notary Public

MY COMMISSION EXPIRES: 10-10-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Sanford (NAME)	AmSouth Mortgage Co., Inc. (NAME)	Map 75-11
234 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Parcel 228
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35201 (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~~ I, Yon H. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Sanford, unmarried

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. 6B of the Zone-Lot Division of Lot Nos. 4 through 17 of Section One of Meadows of Tulip Grove, of record in Plat Book 6250, page 363, amending Plat Book 5200, page 612, 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 by deed from B & D Investment Builders, Inc. of record in Book 6600, page 201, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6291, page 899, 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 AmSouth Mortgage Company, Inc., dated July 2, 1985, and filed for record in Book 6600, Page 204, Register's Office for Davidson County, Tennessee, with a present unpaid principal balance of approximately $44,737.00, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said is hereby transferred to the grantees.

This is unimproved ( ) improved (xx) property, known as 680 Mercer Drive (House Number) (Street) Hermitage, TN (P.O. Address) (City or Town) 37076 (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 2nd day of July, 19 85

Yon H. Burton

57.47

STATE OF TENNESSEE
COUNTY OF TENNESSEE

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yon H. Burton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 1985.

Commission expires 10-2-1985

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 (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

J 2 2 5 0 7

IDENTIF. REFERENCE

JUL 22 1 01 PM '85

FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Yon H. Burton

TO

Cheryl Sanford

RETURN TO:

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

GREGORY M. CALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 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
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45237.00- CONT.	
			117.52 COTAX	
			.50 PRFEE	
			6.00 MISC 7	
			CHECK 124.02-	
			9347A07/23/85 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 5 0 7

IDENTIF. REFERENCE

JUL 22 1 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156095