MAP: 120-5
PARCEL: 149

SEND TAX BILLS TO:
Sammie G. James
406 McDonald Drive
Nashville, TN 37217

This Instrument Prepared
from Information Furnished
by the Parties by:
DAVID G. BOLIN, Attorney
U. S. 41 South
Smyrna, TN 37167

NAME AND ADDRESS OF NEW OWNER:

Same as above

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Aug 30 9 49 AM '85

IDENTIFICATION REFERENCE

3 2 7.4 6

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 DOLLARS ($50,000.00), cash in hand paid, receipt of which is hereby acknowledged, and the execution by the Grantee of a certain promissory note to the Grantors in the principal amount of TWENTY FIVE THOUSAND and 00/100 DOLLARS ($25,000.00), which is to be secured by a deed of trust of even date, to be recorded in the Register's Office of Rutherford County, Tennessee, to which reference is made for more complete details of their terms and conditions.

We, the undersigned, OSCAR B. BURKHEART and wife, HILDA MARTIN BURKHEART, and daughter, HILDA SUE BURKHEART, single, have bargained and sold and do hereby transfer and convey unto SAMMIE G. JAMES, her heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING Lot No. 425, Plan of GLENGARRY PARK, Section IV, as of record in Deed Book 2900, page 72, of the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for more complete detail of location and description.

BEING the part of the same property conveyed to the undersigned by deed of record in Deed book 4410, page 441, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO following restrictions and conditions:

a. Thirty-foot building setback lines from McDonald Drive as shown on plan of record in book 2900, page 72, Register's Office for Davidson County, Tennessee.

b. Restrictive covenants contained in an instrument of record in Book 3031, page 42, Register's Office for Davidson County, Tennessee.

c. Lack of direct access to Briley Parkway from the premises in question such right of access having been granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed recorded in Book 3641, page 258, Register's Office for Davidson County, Tennessee.

d. Agreement for dedication of easements for sanitary sewers and/or storm drainage by Cecil J. Poston and wife, and Metropolitan Government of Nashville, of record in Book 4161, page 850, Register's Office for Davidson County, Tennessee.

e. An easement for construction of public ways as set out in deed of Hallmark Construction Co., of record in Book 308, page 283, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estates and title thereunto belonging unto the said grantee herein, he r heirs and assigns, forever.

AND, We do convenant with the said grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1985 property taxes will be prorated with the GrantORS paying the GranteE their share and the grantee being responsible for the 1985 taxes.

AND, We do further convenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said grantee herein, he r heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the grantee herein with deed.

WITNESS OUR HANDS, this 28 day of AUGUST 1985.

Oscar Burkheart
OSCAR B. BURKHEART

Hilda Martin Burkheart
HILDA MARTIN BURKHEART

Hilda Sue Burkheart
HILDA SUE BURKHEART

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named OSCAR B. BURKHEART, and wife, HILDA MARTIN BURKHEART, and daughter, HILDA SUE BURKHEART, the bargainors, with whom I am personally acquainted, and who acknowledged that tney ececuted the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official-seal at office-in SMYRNA Tennessee, this 28 day of AUGUST, 1985.

Notary Public

My Commission Expires: 2-22-86

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

I hereby swear or affirm, that the actual consideration or the fair market value of the property transferred, whichever is greater is $ 75,000.00.

Oscar Burkheart
Affiant

Sworn to and subscribed before me
this 28 day of AUGUST, 1985.

Notary Public
My Commission Expires: 2-22-86

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6643 PAGE 690

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

75000.00- CAMT.
195.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 204.50-
2487A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3274.6

IDENTIFICATION REFERENCE

Aug 30 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168331