Bar & Eq

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Donald Joe Conard
2845 Barksdale Lane
Antioch, TN. 37013

SEND TAX BILLS TO:
Fleet Mortgage Corp.

P.O. Box 1561
Milwaukee, WI. 53201

MAP-PARCEL NUMBERS:
MAP 150-09
PARCEL 79
2D-52742

WARRANTY DEED

BOOK 6715 PAGE 420

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Grace R. Burdette and husband, Terry L. Burdette

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Donald Joe Conard and wife, Marnita J. Conard

hereinafter called the Grantee, Grantee's 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. 183 on the plan of Forest View Park, Section 3, of record in Book 5210, page 353, Register's Office for said County.

SAID Lot No. 183 fronts 31.64 feet on the Cul-de-sac of Barksdale Lane and extends back 191.60 feet on the northeasterly line and 130.0 feet on the westerly line to a dead line in the rear, measuring 164.84 feet thereon.

BEING the same property conveyed to Grace R. Burdette, and husband Terry L. Burdette by deed from Fox Ridge Homes Inc. of record in Book 6062, page 121, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5882, page 263, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to The Kissell Company, of record in Book 6062, page 124, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 2845 Barksdale Lane, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of November, 1985.

Terry L. Burdette

Grace R. Burdette

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of November, 1985, before me personally appeared Grace R. Burdette and husband, Terry L. Burdette, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6715 PAGE 421

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is $ 64,589.94.

Joe Conard
Affiant

Subscribed and sworn to before me, this the 21st day of November, 1985.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE OF TENNESSEE

55202

IDENTIFICATION REFERENCE

Nov 22 10 48 AM '85

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

from:
Grace R. Burdette and husband,
Terry L. Burdette

to:
Donald Joe Conard and wife, Marnita J. Conard

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TW 24353

11/22/85 17449 4756 CHECK

FILED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6715 PAGE 422

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
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

64509.24- CASH
167.96 CHECK
.50 PRFEE
6.00 WDTX
CHECK 174.46-
9334A11/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55202

IDENTIFICATION REFERENCE

Nov 22 10 48 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 194483