THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Billie J. Burns, et vir	-New Owner-	Map 50-3
2829 Lower Walkers' Creek Rd.		Parcel 84
Goodlettsville, TN 37072		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. B. Gibbs, J. D. Mullican, and Chester Melvin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Billie J. Burns and husband, Ernest E. Burns,** 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:

> A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and being Lot No. 90 on the Plan of Bellshire Terrace, Section 2, as of record in Plat Book 6250, page 673, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being a part of the same property conveyed to J. B. Gibbs, J. D. Mullican, and Chester Melvin, by virtue of a deed from Chambliss & Denny, a Tennessee Partnership composed of Carl B. chambliss, J. Earl Denny, Steve Denny, Terry Denny and Scotty Chambliss, as of record in Book 6063, page 770, Register's Office for Davidson County, Tennesse.

This is unimproved property known as Lot No. 90, Bellshire Terrace, Nashville, Tennessee 37207.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6399, page 1, and easement, covenants, and conditions of record in Plat Book 6250, page 673, Register's Office for Davidson County, Tennessee.

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 19th day of January, 1986.

J. B. GIBBS

J. D. MULLICAN

CHESTER MELVIN

J. B. Gibbs and John Gibbs are one in the same person.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. B. Gibbs, J. D. Mullican, and Chester Melvin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 7-13-86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

AFFIANT

Subscribed and sworn to before me this 17th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

7053.5

IDENTIFICATION REFERENCE

JAN 22 10 10 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6767 PAGE 334

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
			12500.00- CAMT. 32.50 CSTAX .50 PRFEE 6.00 WDEED CHECK 39.00-	
			7683A01/22/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7053

IDENTIFICATION REFERENCE

JAN 22 10 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 212590