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

B048

ADDRESS NEW OWNER:
Ferlishtine Burton
1046 West Greenwood Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 83-1
PARCEL 83

WARRANTY DEED

BOOK 6794 PAGE 34

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, Sunbelt Real Estate Investments, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ferlishtine Burton and Daryl Burton and Doris Burton 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. 4 on the Map of Jones & Bradford's Subdivision, of record in Book 161, page 142, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the northerly margin of West Greenwood Avenue, formerly Edgar Street, and extends back between parallel lines 154 1/2 feet to an alley.

BEING the same property conveyed to Sunbelt Real Estate Investments, Inc. by deed from Robert Bolling and wife, Janice Bolling, of record in Book 6781, page 116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

7.9.7.1.7.

IDENTIFICATION REFERENCE

MAR 3 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1046 West Greenwood Avenue, Nashville, TN 37206.

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 27th day of February, 1986.

SUNBELT REAL ESTATE INVESTMENTS, INC.

BY: David L. Ramsey III

David L. Ramsey, III, President

13.25 CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared David L. Ramsey, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Sunbelt Real Estate Investments, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of February, 19 86.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 49,900.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 1986.

Notary Public

My Commission Expires: 11-12-89

WARRANTY DEED

from:
Sunbelt Real Estate Investments Inc.

to:
Ferlishtine Burton and Daryl Burton and Doris Burton

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

TN-24438

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6794 PAGE 36

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

49900.00- CAMT.
125.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.24-
9068A03/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.7 1.7.

IDENTIFICATION REFERENCE

MAR 3 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223495