BOOK 6836 PAGE 404

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Dewey Burnett	Same	81-11-177
900 Clay St.		
Nashville, TN 37208		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 12,750.00

Affiant

Subscribed and sworn to before me this 23rd day of April, 1986.

Notary Public

Commission expires: 1/21/90

94034

IDENTIFICATION REFERENCE

APR 23 1 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LARRY N. COLE, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto DEWEY BURNETT, hereinafter referred to as Grantee, his 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 the southern 40 feet of Lot 393 McGavock and Westmore's Addition to Nashville, called the addition to the town of McGavock, the plan of which is of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 393 fronts 40 feet on the Southwest side of 17th Avenue, North, and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Larry N. Cole by deed from Bill McPherson, County Court Clerk of record in Book 5729, Page 503, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants mentioned in the Plan of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 1707 17th Avenue, North, Nashville, 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 Grantee, his heirs and assigns forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1986 which the Grantee herein has assumed and agrees to pay, and which have been prorated.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hands this 23rd day of April, 1986.

Larry N. Cole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susan A. Smith, a Notary Public of the State and County aforesaid, personally appeared LARRY N. COLE, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this 23rd day of April, 1986.

Susan A. Smith
Notary Public

My Commission Expires:

1/21/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

12750.00- CAMT.
33.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 39.50-
6133A04/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94034

IDENTIFICATION REFERENCE

APR 23 1 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240150