File 44

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
P.O. BOX 2757
Nashville,, TN 37219-0757

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 6846 PAGE 194

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

x John R. Burch Jr.
Affiant

Subscribed and sworn to before me, this 1st day of May, 1986.

Notary Public

My Commission expires: 7-18-87

Address new owners as follows:

John R. Burch, Jr.
713 Lynwood Boulevard
Nashville, Tennessee 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers

130-07-66
BM 01819

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CAROLE M. NELSON, MARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN R. BURCH, JR., UNMARRIED, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the City of Belle Meade, Davidson County, Tennessee, being the southerly 100 feet of Lot No. 186 on the Map of Royal Oaks Land Company's subdivision of the Baker Tract, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the westerly side of Lynwood Boulevard and runs back 277 feet, more or less, on the northerly line and 279 feet on the southerly line, to the easterly line of Lot No. 187, measuring 100 feet thereon.

Being the same property conveyed to Carole M. Nelson, married, by deed from William R. Mayes and wife, Dolores J. Mayes, of record in Book 6750, page 123, Register's Office for Davidson County, Tennessee. The said Carole M. Nelson affirms that subject property is not the usual place of residence.

This conveyance is subject to the following:

1986 taxes which have been prorated and assumed by the Grantee.

97158

IDENTIFICATION REFERENCE

MAY 2 10 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

A permanent and temporary construction easement for sanitary sewers and storm drains of record in Book 4264, page 208, Register's Office for Davidson County, Tennessee.

This is ( ) improved property, known as: 713 Lynwood Boulevard
( ) unimproved (House Number) (Street)

(P. O. Box) Nashville, Tennessee (City or Town) 37205 (Postal Zip)

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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 12th day of May, 1986.

Carole M. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carole M. Nelson, married, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of May, 1986.

Notary Public

My Commission Expires:
2-18-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6846 PAGE 196

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
9727A05/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97158

IDENTIFICATION REFERENCE

MAY 2 10 37 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 243658