BOOK 6945 PAGE 236

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John J. Burkhart 109 Dorchester Court Goodlettsville, Tn. 37072	Same as new owner	Map 26-6 Parcel 46 GO-20359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, LARRY B. BARRON and wife, DOROTHY M. BARRON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JOHN J. BURKHART and wife, CAROL M. BURKHART, hereinafter referred to as the "GRANTEES", thier heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 110 on the Plan of Windsor Green, a Planned Unit Development of record in Book 6250, page 31, said Register's Office.
Said Lot No. 110 fronts 18.99 feet on the southerly side of Dorchester Court and runs back 77.33 feet on the easterly line and 115.90 feet on the northwesterly line to a broken line in the rear which measures 155.82 feet thereon.
Being the same property conveyed to Larry B. Barron and wife, Dorothy M. Barron, by deed from Randall Phillips Builders, Inc., of record in Book 6431, page 346, Register's Office, Davidson County, Tennesee.

This deed is executed by Larry B. Barron and Dorothy M. Barron, by their lawful attorney-in-fact, pursuant to the power and authority vested in him by instruments filed simultaneously herewith.

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, the GRANTORS, 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 warrant that the same is unencumbered, except:

1. 1986 State, County & City of Goodlettsville taxes, a lien, prorated between the parties and assumed in full by the Grantees.

2. The Plan in Book 6250, page 31, said Register's Office, shows Owner's Certificate, a 20 foot setback line from Dorchester Drive, 20 foot setback line and utility and drainage easement along the rear line, and 10 foot easement for drainage along the southerly line.

3. Easement for TVA right of way in Book 2487, page 227 and Book 3067, page 181, said Register's Office, if applicable.

4. Easement for water line to Madison Suburban Uitlity District in Book 4377, page 94, said Register's Office, if applicable.

5. Easement for sanitary sewers to City of Goodlettsville, of record in Book 6117, page 290, said Register's Office, if applicable.

And We, the GRANTORS, 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.

WITNESS our hands on this the 1st day of August, 1986.

Larry B. Barron
LARRY B. BARRON
By: Terry G. Simmons, as
Attorney-in-fact

Dorothy M. Barron
DOROTHY M. BARRON
By: Terry G. Simmons, as
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of August, 1986, before me, personally appeared TERRY G. SIMMONS, to me known to be the person who executed the foregoing instrument in behalf of LARRY B. BARRON and DOROTHY M. BARRON, and acknowledged that he executed the same as the free act and deed of the said LARRY B. BARRON and DOROTHY M. BARRON.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Elaine M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE NOTARY PUBLIC ELAINE M. CATHEY AUG 1 11 AM '86 CLERK

BOOK 6945 PAGE 233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

John J. Burkhart
Affiant

Sworn to and subscribed before me, this the 1st day of August, 1986.

Deanie M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/9/89

30147

IDENTIFICATION REFERENCE

Aug 11 9 28 AM '86

FELIX J. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6945 PAGE 239

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
			67500.00-	CAMT.
			189.00	CSTAX
			.50	PRFE
			9.00	MORT
				CHECK 189.50-
8371A08/11/86				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 1 4 7.

IDENTIFT. REFERENCE

Aug 11 9 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281485