BGRE00214 10-27-86mk

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JOB)
2700 First American Center
Nashville, Tennessee 37238

BOX 18

GENERAL WARRANTY DEED

Address New Owners	Send Tax Bills To	Map-Parcel Number(s)
Daniel F. Burton and wife, Patricia M. Burton 2801 West End Avenue Nashville, Tennessee	Same	104-3-47

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN S. FLETCHER AND WIFE, GENEVIEVE BRANSFORD FLETCHER ("Grantors") have bargained and sold, and by these presents do transfer and convey unto DANIEL F. BURTON AND WIFE, PATRICIA M. BURTON ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a lot of land fronting (32) thirty-two feet on the south side of the Richland Pike and extending back along the west margin of Palmer Avenue about (135) one hundred and thirty-five feet to an alley & bounded as follows:

Commencing at a point in the south margin of West End Avenue, formerly Richland Pike where the west margin of (Twenty-Eighth Avenue South, formerly Palmer Avenue) intersects the same, thence west with the south margin of said pike (32) thirty-two feet to a point, thence southward parallel to (Twenty-Eighth Avenue South, formerly Palmer Avenue) (135) one hundred and thirty-five feet to an alley, thence eastward with the north margin of said alley, (32) thirty-two feet to (Twenty-Eighth Avenue South, formerly Palmer Avenue), thence with the west margin of (Twenty-Eighth Avenue South formerly Palmer Avenue) (135) one hundred and thirty-five feet to the beginning.

Being the same property conveyed to Gertrude Gizzard Fletcher by deed from Mrs. G. B. Whitworth, a widow of record in Book 1761, page 382, Register's Office for Davidson County, Tennessee. The said Gertrude Gizzard Fletcher having since died, & devised said property to John S. Fletcher, as devisee under her will of record in Docket #54677, Probate Court Clerk's Office of Davidson County, Tennessee.

This is improved property known as 2801 West End Avenue, Nashville, Tennessee.

Said property is conveyed subject to the taxes for 1986, a lien but not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 3rd day of November, 1986.

John S. Fletcher
JOHN S. FLETCHER

Genevieve Bransford Fletcher joins herein for the sole purpose of conveying any interest she may have in the said property by virtue of her marriage to John S. Fletcher.

Genevieve Bransford Fletcher
GENEVIEVE BRANSFORD FLETCHER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, JOHN S. FLETCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, GENEVIEVE BRANSFORD FLETCHER, the within named 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, at office, this 3rd day of November, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $150,000.00.

Daniel T. Burton
Affiant

Sworn to and subscribed before me this 3rd day of November, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

59495

IDENTIFICATION REFERENCE

Nov 3 2 52 PM '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 7029 PAGE 70

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.
420.00 CSTAX
.50 PRFE
9.00 WDEED
CHECK 420.50-
1737A1 /03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 4 9 5.

IDENTIFICATION REFERENCE

Nov 3 2 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.07817