Mail

THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING
Attorneys-at-Law
P. O. Box 1045
Hendersonville, TN 37077-1045
(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
JAMES E. BURNES 214 Diane Drive Madison, Tennessee 37115	Same	42-7-64

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HARRY M. WALKER and wife, THELMA G. WALKER, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. BURNES, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract of land located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 21 on the Plan of Haven Acres, Section II, as of record in Book 2331, Page 139, Register's Office for Davidson County, Tennessee.

Said lot fronts 155 feet on the west side of Diane Drive and runs back between parallel lines 258.5 feet to a dead line.

Being the same property conveyed to HARRY M. WALKER and wife, THELMA G. WALKER, by deed from E.C. CHANCE and wife, MALINDA E. CHANCE, of record in Deed Book 2642, Page 35, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 214 Diane Drive, Madison, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES E. BURNES, his successors, heirs and assigns forever. We covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES E. BURNES, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 10th day of November, 1986.

64591

IDENTIFICATION REFERENCE

Nov 19 9 12 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Harry M. Walker
HARRY M. WALKER

Thelma G. Walker
THELMA G. WALKER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 135,500.00.

Harry M. Walker
AFFIANT

Subscribed and sworn to before me, this 10th day of November, 1986.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared HARRY M. WALKER and wife, THELMA G. WALKER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville Tennessee, this 10th day of November, 1986.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

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

RECEIVED OF _____

FOR _____

BOOK 7043 PAGE 720

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			135900.00- CANT. 380.52 CSTAX .50 PRFEE 6.00 WDEED CHECK 387.02- 7512A 11/19/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64591

IDENTIFICATION REFERENCE

Nov 19 9 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13443