BOOK 7057 PAGE 652

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
MABEL AUSTIN and EARNEST	NONE	Map 118-01-0
(NAME)	(NAME)	
F. BURKE and wife, MARY		Parcel 54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
E. BURKE 3502 Belmont Blvd.	Nashville, TN. 37215	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE James Hudiburg, Executor of Estate of Ephram Melvin "Buster" Birdine, Deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mabel Austin and Earnest F. Burke and wife, Mary E. Burke, jointly as tenants in common, with Austin owning a one-half (1/2) undivided interest therein and the Burkes owning a one-half (1/2) undivided interest therein,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 15 on the map of Victoria Place as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 62.5 feet on the north side of Dallas Avenue; and runs back 147.3 feet on the west line and 152.6 feet on the east line, to a dead line and is 62.9 feet wide in the rear.

Being the same property conveyed to Bertie Lee Birdine and Easter Clemons by deed from Albert May and wife, Lonnye Hays May, of record in Book 4336, page 145, Register's Office for said County. The said Bertie Lee Birdine and Easter Clemons having both since died, with Easter Clemons predeceasing Bertie Lee Birdine. Bertie Lee Birdine was the sole heir-at-law of Easter Clemons. Bertie Lee Birdine died leaving a surviving spouse, Ephram Melvin "Buster" Birdine. Ephram Melvin "Buster" Birdine was the sole heir-at-law of Bertie Lee Birdine. The said Melvin Birdine died leaving a will of record in Will Book 154, page 102, Probate Court Clerk's Office for Davidson County, Tennessee, wherein subject property is devised to the residuary beneficiaries of said will, but with the Executor having the power and authority pursuant to the provisions of said will to sell any real property in the decedent's estate without court order or approval of any residuary beneficiaries. For further reference see Affidavit of Heirship of Record in Book ___, Page ___, Register's Office for said County and State.

This conveyance is made subject to the Plan of record in Book 332, Page 10, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1410 Dallas Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 GRANTEES, their heirs and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 30th day of December, 19 86

James Hudiburg

James Hudiburg, Executor of Estate of Ephram Melvin "Buster" Birdine, deceased

BOOK 7087 PAGE 653

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Hudiburg, Executor of the Estate of Ephram Melvin "Buster" Birdine

the 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 and official seal at Nashville, Tennessee, this _____ day of December, 19 86.

Commission Expires October 1, 1989

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

James Hudiburg, Executor of Estate of Ephram Melvin "Buster" Birdine

TO

Mabel Austin, et al.

78059

IDENTIFICATION REFERENCE

Dec 30 5 53 PM '86

JOHN E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____ BOOK 7087 PAGE 654

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
			490[illegible] CNTY.	
			137.28 STATE	
			.50 PRFE	
			6.00 MST	
			CHECK 143.78-	
			27488:12/30/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78059

IDENTIFICATION REFERENCE

Dec 30 5 53 PM '86
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28423