This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annie L. Burns	City Federal Savings Bank	MAP 60-3
(NAME)	(NAME)	
3108 Creekwood Drive	125 Belmont Drive	PARCEL 200
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Somerset, NJ 08873	12DZ 96637
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND EIGHT HUNDRED FIFTY AND 00/100---- *Dollars,*

BOOK 7178 PAGE 559

Aeby Properties, a sole proprietorship

have this day bargained and sold, and do hereby transfer and convey unto the said Annie L. Burns, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 12-B on the Plan of Zone Lot Division of Lot Nos. 11, 12, 13, 14, 15 and 16, Section 1, Creekwood Estates, of record in Book 6250, page 473, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.

BEING part of the same property conveyed to Aeby Properties, a partnership composed of Victor G. Aeby, Jr. and Charles J. Williams, by deed from Creekwood Developers, Inc., and Creekwood Associates, a partnership composed of Creekwood Developers, Inc. and Francis Hipkins, of record in Book 6202, page 655, Register's Office of Davidson County, Tennessee. By Notice of Termination of Partnership of record in Book 6436, page 18, Victor G. Aeby, Jr. acquired sole ownership of said partnership (Aeby Properties).

Tracy C. Aeby, wife of Victor G. Aeby, Jr., joins in this deed for the purpose of conveying such marital interest as she may have in the property described herein.

07243

IDENTIFICATION REFERENCE

MAR 24 2 12 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,850.00

Subscribed and sworn to before me this the 20th *day of* March *19* 87

My commission expires March 11, 1990

(Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (XX) property, known as 3108 Creekwood Drive, Nashville, TN 37207
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 20th *day of* March *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly-authorized officers on said day and date*

Victor G. Aeby, Jr., Individually

Tracy C. Aeby, Individually

Aeby Properties, a sole propietorship
of Victor G. Aeby, Jr.
by: Victor G. Aeby, Jr.
Victor G. Aeby, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7178 PAGE 560

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Victor G. Aeby, Jr. and Tracy C. Aeby

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* March, *19* 87.

Mitchell A. Watts *Notary Public*

Commission expires March 11, 1990 Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victor G. Aeby, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a sole owner in Aeby Properties, a sole proprietorship of Victor G. Aeby, Jr, the within named bargainor, a sole proprietorship, and that he as such sole owner executed the foregoing instrument for the purpose therein contained, by signing the name of the sole proprietorship by himself as sole owner.

Witness my hand and seal, at office in Nashville, this 20th day of March, 1987.

My Commission Expires: 3/11/90

Mitchell A. Watts Notary Public

WARRANTY DEED

FROM
AEBY PROPERTIES, a sole proprietorship

TO
ANNIE L. BURNS, unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7178 PAGE 561

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	BYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			478500.00- CAMT	
			1912.00 CRTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK 140.34-	
03/24/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07243

IDENTIFT REFERENCE

MAR 24 2 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60774