6881 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 330
Nashville, Tennessee 37215

BOOK 7575 PAGE 638

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPHINE WARD (NAME)	BILTMORE MORTGAGE COMPANY (NAME)	Map 118-2
2416 Vaulx Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 20127 (STREET ADDRESS)	Parcel 281
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP)	F.B. 16DA10874

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, MATTIE BURNS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPHINE WARD, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 3 on the Plan of Vaulx Lane Estates, as of record in Plat Book 5060, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Burns and wife, Mattie Burns by deed from George D. Shreeve (unmarried) of record in Book 5325, page 916, said Register's Office. Robert Burns has since died.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 5060, page 82, said Register's Office.

6605 06/17 0101 03CHECK 146.22

41083

IDENTIFICATION REFERENCE

JUN 17 8 41 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2416 Vaulx Lane, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of June, 1988

Mattie Burns

MATTIE BURNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7575 PAGE 639

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTIE BURNS, unmarried with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of June, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

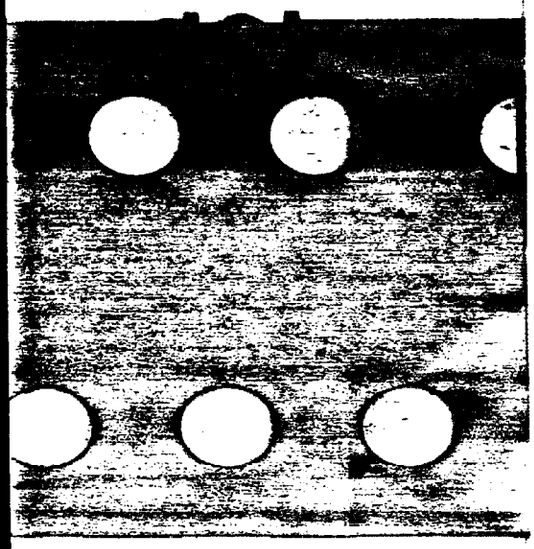
Notary Public

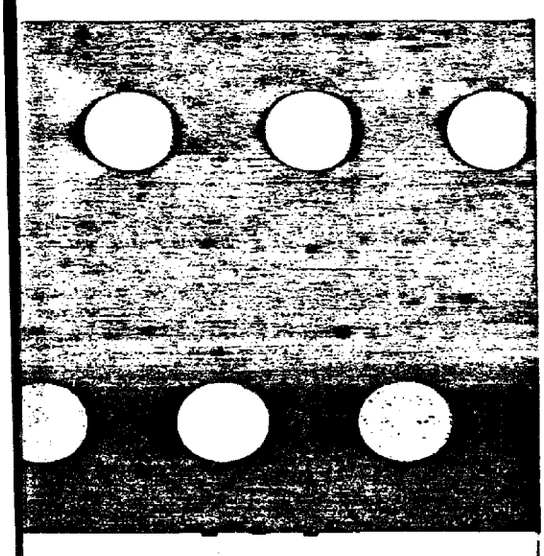
WARRANTY DEED

FROM MATTIE BURNS, unmarried

TO JOSEPHINE WARD, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7575 PAGE 640

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 49900.00
				CON TX 139.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 146.22
				CHECK 146.22
06/17/88	01		08:43 0001 6605	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41083

IDENTIFICATION REFERENCE

JUN 17 8 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103421