FILED 18

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KAGWP29 09/16/88 dr

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Stephen M. Burton 1027 Tyne Blvd. Nashville, TN	Same	Map 145-4 Parcel 22

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, Catherine M. Strayhorn (an unmarried woman), as devisee under the will of Joe M. Strayhorn ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Stephen M. Burton and wife, Linda H. Burton ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 10 on the map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947 as follows:

Beginning on the southerly margin of Tyne Boulevard, at the corner of lots Nos. 1 and 10, said beginning point also being the northwest corner of the property conveyed to William T. Baker and wife by deed of record in Book 1628, page 478, Register's Office for said county; thence with Baker's west line, southwardly 307 feet to the southeast corner of lot No. 10; thence, with the south line of said lot, north 87° 03' west 291.5 feet; thence north 1° 36' west 117.5 feet; thence north 25° 38' west 93.9 feet; thence north 2° 06' east 118.03 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of same, eastwardly 350.45 feet to the beginning, containing 2.29 acres more or less.

Being the same property conveyed to Joe M. Strayhorn and wife, Helen T. Strayhorn by deed from F. N. McNeill, Jr., Executor and Trustee under the Will of Laura Lea Robertson of record in Book 1850, page 214, said Register's Office; the said Helen T. Strayhorn having predeceased Joe M. Strayhorn, and the Will of Joe M. Strayhorn, of record in Will Book 161, page 5, Probate Court Clerk's Office, having devised the subject property to Catherine M. Strayhorn.

This is improved property known as: 1027 Tyne Blvd.
Nashville, TN.

6851.3

IDENTIFICATION

SEP 19 10 25 AM '88

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.

Said property is conveyed subject to the following matters:

1. Taxes for 1988, not yet due and payable

2. Restrictive convenants contained in Deed of record in Book 1850, page 214, said Register's Office

3. All matters appearing on the plan of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record

4. Applicable building and zoning laws

5. Such state of facts as an accurate survey would disclose

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

Grantor further covenant and binds herself and her 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 my hands this 16th day of September 1988.

Catherine M. Strayhorn by Joseph M. Strayhorn, Jr., Attorney-in-fact

Catherine M. Strayhorn by Joseph M. Strayhorn, Jr., Attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Joseph M. Strayhorn, Jr., 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 as attorney-in-fact for Catherine M. Strayhorn for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 1988.

Notary Public

My Commission Expires:

5/8/91

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $275,000.00.

Affiant

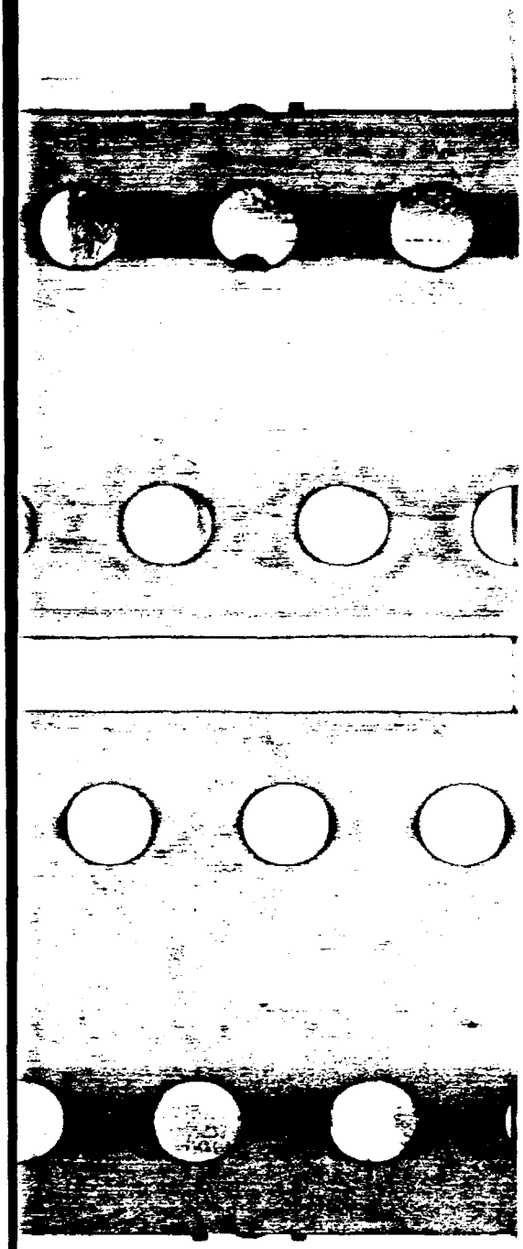
Sworn to and subscribed before me this 16th day of September, 1988.

Notary Public

My Commission Expires:

5/8/91

8174 09/19 0101 03CHECK 917.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 275000.00
				CON TX 907.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 917.00
				CHECK 917.00
09/19/88	01			10:25 0001 8174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6851.3

TRANSFER REFERENCE

SEP 19 10 25 AM '88

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 135179

ARNOLD CORP.