Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8532 PAGE 823

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Alvin M. Burt, III, et ux 317 McCoin Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 25-4 Parcel 120 Field Book I.D. #GO 21065

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ESSEX DEVELOPMENTS, a Tennessee Partnership composed of RICHARD W. USELTON and FRED SCOTT, by and through his Attorney-in-Fact, Richard W. Uselton, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ALVIN M. BURT, III and wife, JUDITH S. BURT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Franklin Heights, Phase I, Section II, of record in Plat Book 6900, at page 856, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Essex Developments, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott, by deed from Mary Frances Prowse, a single person, of record in Book 7571, page 447, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 317 McCoin Drive, Goodlettsville, Tennessee, 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 7775, page 83, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 6900, page 856, said Register's Office.

4. Subject to Easement for sanitary sewers granted to the City of

Goodlettsville of record in Book 4362, page 992, said Register's Office.

5. Subject to Easement for water main granted to Madison Suburban Utility District of record in Book 7825, page 539, said Register's Office.

6. Subject to Grant of Easements between Essex Developments and Mary Frances Prowse of record in Book 7866, page 192, said Register's Office, if applicable.

And WE, the GRANTORS, 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.

RICHARD W. USELTON executes this deed on behalf of FRED SCOTT, under a Power of Attorney dated July 11th, 1991, and filed for record in Book 8396, page 165, in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 16th day of January, 1992.

"GRANTORS"
ESSEX DEVELOPMENTS, a TN Partnership

RICHARD W. USELTON, Partner

FRED SCOTT, Partner, by and through his Attorney-in-Fact, Richard W. Uselton

"GRANTEES"

ALVIN M. BURT, III

JUDITH S. BURT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RICHARD W. USELTON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be partner of ESSEX DEVELOPMENTS, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal this the 16th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 16th day of January, 1992, before me, personally appeared RICHARD W. USELTON, to me known to be the person who executed the foregoing instrument on behalf of FRED SCOTT, and acknowledged that he executed the same as the free act and deed of the said FRED SCOTT.

WITNESS my hand, at office, this the 16th day of January, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIN M. BURT, III and wife, JUDITH S. BURT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $13,500.00.

Affiant

Sworn to and subscribed before me, this the 16th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

7.8262

IDENTIFICATION REFERENCE

JAN 22 10 52 AM '92

DAVIDSON COUNTY, TN

3741 01/22 0101 03CHECK 59.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 826

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
				CAMT 13500.00
				CON TX 49.95
				PRFEE 1.00
				WDEED 9.00
				TOTAL 59.95
				CHECK 59.95
01/22/92	01			10:53 0001 8741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.2.6.2

IDENTIFICATION REFERENCE

JAN 22 10 52 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 495121