63

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James A. Sawyers, Jr. and wife, Gloria H. Sawyers	Same	51-06-17
(NAME)	(NAME)	
905 Fair Oaks Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 DOLLARS

Cash in hand paid by the herieinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Joyce Burnbalough and husband, Leslie Burnbalough, Jr.

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have bargained and sold, and by these presents do transfer and convey unto the said James A. Sawyers, Jr. and wife, Gloria H. Sawyers

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Pleasant Acres, Section V, of record in Book 2331, Page 56, Register's Office for said County.

Said Lot No. 4 fronts 155.75 feet on the south side of Fair Oaks Drive and runs back between lines 259.4 feet on the west line and 255.5 feet on the east line to a dead line in the rear on which it measures 155 feet.

Being the same property conveyed to John William Brand and wife, Joyce Ann Brand by deed from Dorothy D. Bearden of record in Book 6318, Page 17, Register's Office for Davidson County Tennessee. John William Brand now being deceased. Joyce Ann Brand now being Joyce Burnbalough. Leslie Burnbalough joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have marital or otherwise.

63725
IDENTIF. & REFERENCE

93 SEP 16 PM 1:59
DAVIDSON COUNTY, TN.

6224 09/16 0101 03CHECK 431.54

unimproved ( )

This is improved (X) property, known as 905 Fair Oaks Drive (House Number) (Street)

Madison, TN 37115 (P.O. Address) (City or Town) (Zip Code)

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.

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 11th day of September, 19 93

Joyce Burnbalough

Leslie Burnbalough Jr.

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STATE OF TENNESSEE
COUNTY OF _____

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

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposed therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Eddy Lowe, a Notary Public of the State and County aforesaid, personally appeared Joyce Burnbalough & and Leslie Burnbalough, Jr with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of Joyce Burnbalough and husband Leslie Burnbalough, Jr., the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

Witness my hand and seal, at office in Nashville, this 11th of September, 19 93

Commission expires 3-25-1995 Notary Public Eddy Lowe

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 114,155.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Thomas A. Sawyers Jr.

Sworn to and subscribed before me
this 11th day of September, 19 93.
My commission expires 3-25-1995 Notary Public Eddy Lowe

This instrument was prepared by:

Amqui Title & Escrow, Inc, 405 Two Mile Pike, Goodlettsville, TN 37072

Name Address

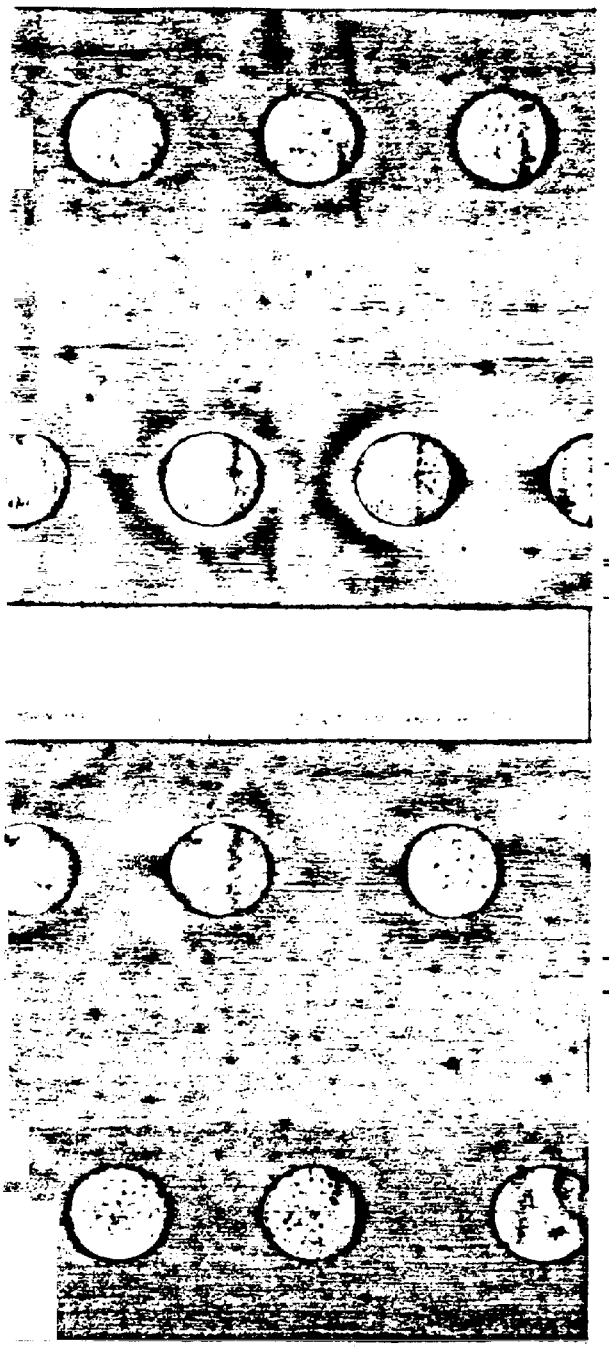
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072



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 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	
				114155.00
			CON TX	422.54
			PRFEE	1.00
			WDEED	8.00
			TOTAL	431.54
			CHECK	431.54
09/16/93	01	14:00	0001	6224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63725
IDENTIF. & REFERENCE

93 SEP 16 PM 1:59
DAVIDSON COUNTY, TN.

No. 698648