73241

IDENTIF. & REFERENCE

PICK-UP

93 OCT 12 AM 10:22

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9112 PAGE 325

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
James C. Burns, Jr. and Mildred A. Burns
P.O. Box 260
Shelbyville, TN. 37160

SEND TAX BILL:
New Owner

MORTGAGEE:
First Union National Bank of Tennessee
150 4th Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 104-12
GROUP
PARCEL 0140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W.E. Coltharp, Sr. and wife, Dorothy M. Coltharp, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James C. Burns, Jr. and wife, Mildred A. Burns, hereinafter called the Grantees, their 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. 58 on the Revised and Corrected Plan of Lots 43-44-57-58, in Christopher and Kirkman Subdivision, of record in Book 421, page 154, Register's Office for said County.
>
> SAID Lot No. 58 fronts 69 feet on the easterly margin of 20th Avenue South and extends back between parallel lines with the northerly margin of Portland Avenue 159 feet to an alley.
>
> BEING the same property conveyed to W.E. Coltharp, Sr. and Dorothy M. Coltharp by Quitclaim Deed from W. E. Coltharp, Jr., as of record in Book 8946, page 9, and by instrument of record in Book 7708, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as 1920 Portland Avenue, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto (including but not limited to all of Grantees' rights and remedies under any Lease Agreements or Contracts on the subject property or any part thereof) belonging to the said James C. Burns, Jr. and wife, Mildred A. Burns, their heirs and assigns, forever; and we, W.E.

Coltharp, Sr. and wife, Dorothy M. Coltharp, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*

WITNESS our hands this the 8th day of October, 1993.

W.E. Coltharp, Sr.

Dorothy M. Coltharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named W.E. Coltharp, Sr. and wife, Dorothy M. Coltharp, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of October, 1993.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 305,000.00.

AFFIANT

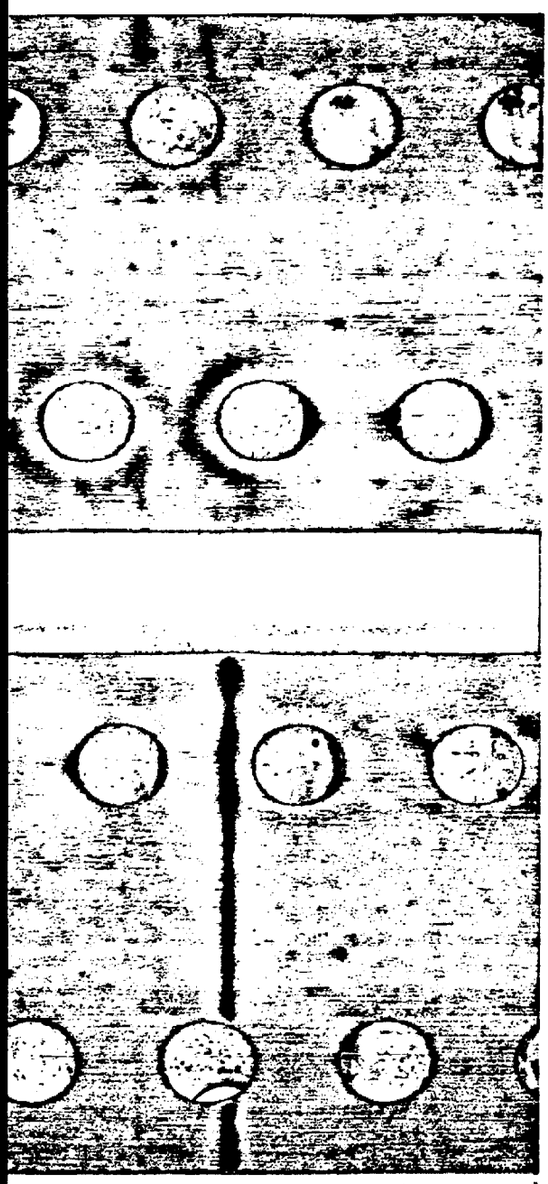
Subscribed and sworn to before me
this 8th day of October, 1993.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

* Anything to the contrary herein contained notwithstanding, James C. Burns, Jr. and Mildred A. Burns shall receive and take title to the real property hereby transferred individually and as tenants by the entireties in the same proportion and to the same extent that they owned the real property sold and transferred to: J.D. Bradford, et ux.; Tyson Winnette, et ux.; and Robert Boyce, et ux; in the Third Civil District of Bedford County, Tennessee from which the funds were obtained to purchase the real property hereby transferred to James C. Burns, Jr. and Mildred A. Burns.

0980 1137.50



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

RECEIVED OF _____

FOR _____

BOOK 9112 PAGE 327

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 305000.00
				CON TX 1128.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1137.50
				CHECK 1137.50
		10/12/93	01	10:24 0001 0903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73241
IDENTIF. ↑ REFERENCE

93 OCT 12 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 708778