0089810

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 AUG 15 PM 1:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36712
Dav. Co. File: Box 8

BOOK 9763PG113

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Barbara E. Menzies<br>2010 Beechwood Avenue<br>Nashville, TN 37212 | Leader Federal Bank for Savings<br>158 Madison Avenue<br>Memphis, Tennessee 38101-0275 |

**TAX MAP-PARCEL NUMBERS: 104-15-428 24W 11715**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Burnette, Jr. and spouse, Rebecca P. Burnette,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara E. Menzies, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Subdivision of the Estates of Daniel McIntyre, of record in Chancery Book 3, page 30, Register's Office for said County.

SAID Lot No. 5 fronts 60 feet on the northerly margin of Beechwood Avenue and extends back 162.07 feet on the easterly line and 164.22 feet on the westerly line to a proposed alley in the rear, measuring 60.135 feet thereon.

BEING the same property conveyed to William L. Burnette, Jr. and wife, Rebecca P. Burnette by deed from Katherine P. Steigman (formerly Katherine P. Attkisson) and husband, Robert Steigman of record in Book 9069, page 760, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

**This is improved property, known as:** 2010 Beechwood Avenue, Nashville, TN 37212

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 14th day of August, 1995.

William L. Burnette, Jr. — Rebecca P. Burnette

**William L. Burnette, Jr.** **Rebecca P. Burnette**

**State of Tennessee**
**County of Davidson**

On this 14th day of August, 1995, before me the undersigned authority, personally appeared **William L. Burnette, Jr.** and **Rebecca P. Burnette**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and ~~who~~ executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133500.00

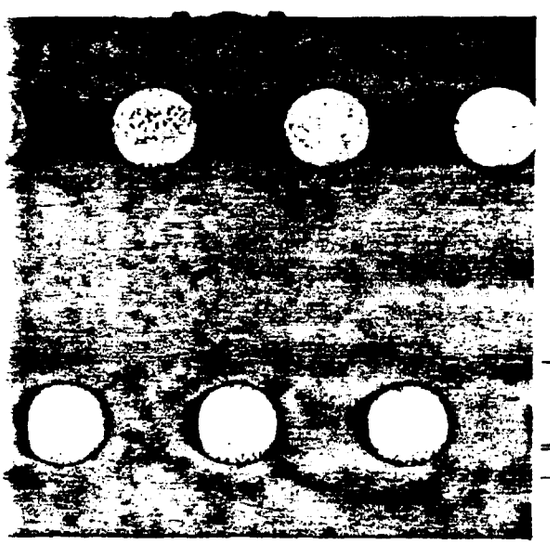
Barbara E. Menzies 8-14-95
Affiant

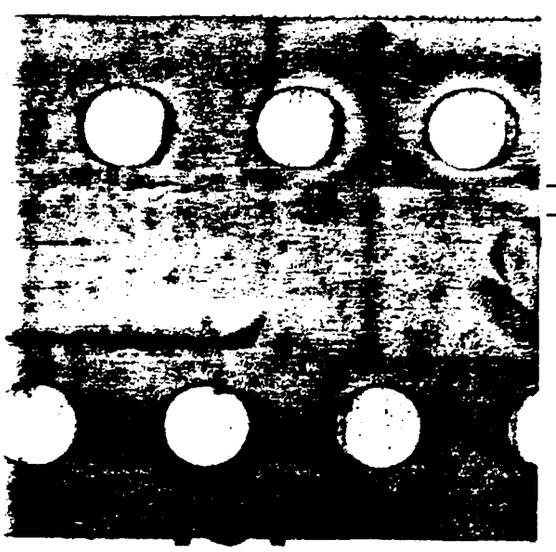
Sworn and subscribed before me on the 14th day of August, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

2806 08/15 0101 03CHECK 502.95





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

RECEIVED OF _____

FOR _____

BOOK 9763 PG 115

| | | |
|---|---|---|
| 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 | 133500.00 |
| CON TX | 493.95 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 502.95 |
| CHECK | 502.95 |

08/15/95 01 13:03 0001 2806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089810 IDENTIF. ↑ REFERENCE

95 AUG 15 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941789