BOOK 9823 PG 789 Realty Title 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 391,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 19 95

Notary Public

MY COMMISSION EXPIRES: 10/26/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I. C. Waddey, Jr. (NAME)	Franklin National Bank (NAME)	
2205 Hampton Avenue (ADDRESS)	230 Public Square (ADDRESS)	117-6-110
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Byron Franklin Burrus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO I. C. Waddey, Jr. and wife, Ann M. Waddey

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, described as follows:

Beginning on the scutherly margin of Hampton Avenue at a point 335 feet East of the center line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, eastwardly 130 feet to the northwest corner of the property conveyed to Louise B. Walters, by deed from Loiette Hampton Hume, et al, of record in Book 1066, Page 206, Register's Office for said County; thence with said Walter's westerly line, southwardly 340 feet to the northerly line of Lot No. 37; thence with said line, westwardly 130 feet to a point 35 feet of the common corner of Lots Nos. 21, 22, 36 and 37; thence northwardly and parallel with the line between Lots Nos. 21 and 22, 340 feet to the beginning.

Being the same property conveyed to Byron Franklin Burrus and wife, Florence Tompkins Burrus by deed from Bruce M. Bayer and wife, Nancy T. Bayer of record in Book 2648, Page 215, Register's Office for Davidson County, TN. Florence Tompkins Burrus died, leaving Byron Franklin Burrus as surviving tenant by the entirety.

This description is the same used in the previous deed of record.

5208 10/10 0101 03CHECK 1457.92

unimproved ( )
This is improved (X) property, known as 2205 Hampton Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 2nd day of October, 19 95

Byron Franklin Burrus

BOOK 9823 PG 790

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Byron Franklin Burrus

the 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 for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 2nd day of October, 19 95.

Commission expires 10/26/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

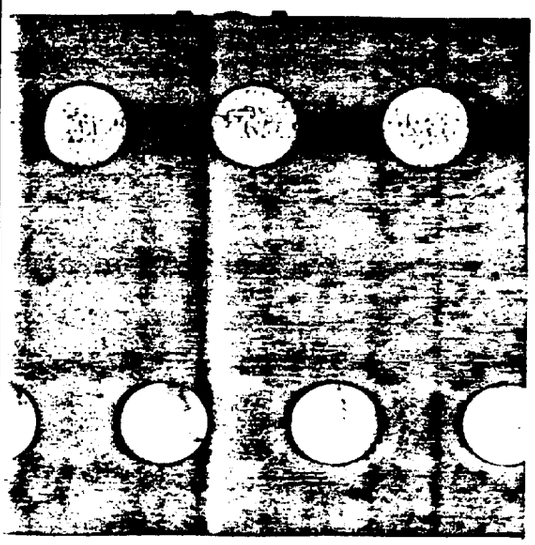
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

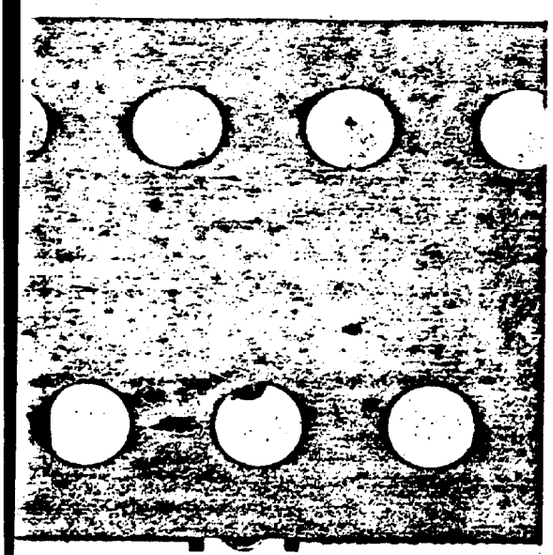
My commission expires _____

Notary Public

95 OCT 10 PM 2:59

0110735





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

RECEIVED OF _____

FOR _____

BOOK 9823 PG 791

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 391600.00
CON TX 1448.92
PRFEE 1.00
WDEED 8.00
TOTAL 1457.92
CHECK 1457.92
10/10/95 01 14:58 0001 5208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0110735
IDENTIF. # REFERENCE

95 OCT 10 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 963969