BK 3279

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100 ----------($10.00)--------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

J. R. Read Real Estate Company, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said J. H. Burns and wife, Maggie Mai Burns

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

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey of J. L. Murphy, Jr., & Co., Surveyors, dated February 7, 1961, as follows:

Beginning at a point in the westerly margin of Edmonson Pike, which point is S. 1° 00' West from the southeast corner of the J. K. Hill property (See deed of record in Book 739, page 650, Register's Office for said County); thence S. 77° 43' East 25.49 feet to a point in the centerline of said Pike; thence southerly along the centerline of said Pike a distance of 189.90 feet to a point which is the beginning of a curve to the left with a radius of 1399.16 feet; thence around said curve a distance of 43.10 feet to a point; thence N. 73° 47' W. a distance of 26.12 feet to the westerly margin of said Pike; thence continuing along said course a distance of 739.32 feet to a point; thence N. 4° 53' W. a distance of 184.00 feet to a point; thence S. 77° 43' East 746.19 feet to the point of beginning, containing 3.396 acres, exclusive of that portion of said property lying with the right of way for Edmonson Pike.

Being part of the same property conveyed to J. R. Read Real Estate Company, Inc., by deed from John W. McConnell and wife, Mary A. McConnell and G. L. Thalmann and wife, Katharine May Thalmann, of record in Book 3182, page 615, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. H. Burns and wife, Maggie Mai Burns

their heirs and assigns, forever.

And It does covenant with the said J. H. Burns and wife, Maggie Mai Burns

that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And J. R. Read Real Estate Company, Inc.

do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said J. H. Burns and wife, Maggie Mai Burns

their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness my hand this day of 19~~

In witness whereof J. R. Read Real Estate Company, Inc., has caused this instrument to be executed by its duly authorized officers, this 29th day of August, 1961.

J. R. Read Real Estate Company, Inc.

Attest: C. O. Chance

C. O. Chance, Secretary, Treas. J. R. Read, President

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