FROM

James E. Burnes, et ux.

TO

James M. High, et ux.

For draftsman's use

Willis, Knight, Chambers & Barr
214 Union Street
Nashville, Tennessee 37201

BOOK 4367 PAGE 442

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. & Mrs. James M. High (NAME)	(NAME)	Map 63
928 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	P/o Par. 63
Madison Tenn 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	M. C

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 23 2 45 PM '69

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$19,875.00

John A. Chambers, Atty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Sept 19 69

Virginia H. Simmons
Notary Public

MY COMMISSION EXPIRES: 4/3/71

(AFFIX SEAL)

A55146

For and in consideration of the sum of Five Thousand Six Hundred Twenty-Five Dollars, ($5,625.00) , cash in hand paid, receipt of which is hereby acknowledged, and the agreements by the Grantees, James M. High and wife, Julia High, to assume the liability for one-half (1/2) of the payments of principal and interest as the same come due on a note made by the Grantors herein, James E. Burns and wife, Quenelle D. Burnes, as described in and secured by an installment deed to the said James E. Burnes and wife, Quenelle D. Burnes, of record in Book 4281, page 430, Register's Office of Davidson County, Tennessee, we, JAMES E. BURNES and wife, QUENELLE D. BURNES, have this day bargained and sold and do hereby transfer and convey unto JAMES M. HIGH and wife, JULIA HIGH, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated February 2, 1969, made by Robert L. Sylar, Surveyor, Tennessee Certificate No. 6021, being Tract II thereon, and more particularly described as follows:
>
> BEGINNING at a point, said point being North 78° 29' East 597.18 feet from a point on the easterly boundary of Hudson Road at the northwest corner of that property conveyed to Jesse D. Lewis and wife of record in Book 2796, page 69, Register's Office of Davidson County, Tennessee, and said beginning point being on the northerly boundary of the Lewis property at the southeast corner of the property conveyed to William

Pickel and wife, Helen S. Pickel, from James E. Burnes and wife, Quenelle D. Burnes, of record in Book _____, page _____, Register's Office of Davidson County, Tennessee, and the Burnes property remaining; thence from said beginning point, North 78° 29' East 149.92 feet to a marker; thence South 84° 40' East 2,711.92 feet to the low water line of the Cumberland River; thence northerly with the low water line of the Cumberland River to a point in said low water line North 85° 10' East of a point on a traverse line determined as follows: said traverse line begins at a marker in the northerly boundary of the Lewis property 38 feet, more or less, westwardly from the low water line of the Cumberland River, and from said marker, North 1° 11' East 88.25 feet to an iron pin; thence North 14° 06' West 148.26 feet to an iron pin; thence North 21° 40' West 132.5 feet to the point of demarcation of the northerly boundary of the demised premises; thence westwardly from the low water line of the Cumberland River, North 85° 10' West 828 feet, more or less, to a point, the said point also being North 85° 10' West 772.84 feet from the point of demarcation on the traverse line previously described; thence with a curve to the left having a central angle of 120° and a radius of 50 feet, 104.72 feet to a point; thence with a curve to the right having a central angle of 30° and a radius of 136.59 feet, 71.52 feet to a point in the southerly margin of a proposed road; thence with the southerly margin of the proposed road, 1,788.58 feet to a point; thence South 4° 50' West 340.11 feet to the point of beginning, and containing 24.12 acres, more or less.

BEING part of the property conveyed to James E. Burnes and wife, Quenelle D. Burnes, by installment deed from C. E. Corlew of record in Book 4281, page 430, Register's Office of Davidson County, Tennessee. The property is unimproved. Also see boundary line adjustments in deed of record in Book _____, page _____, said Register's Office.

To have and to hold said real estate with its appurtenances, estates, title, and interest thereto belonging to the said James M. High and wife, Julia High, their heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except taxes for 1969 and the lien retained by deed of record in Book 4281, page 430, Register's Office of Davidson County, Tennessee, and the release clause therein contained shall apply equally to the parties.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to James M. High and wife, Julia High, their heirs and assigns, against the lawful claims of all persons.

The parties hereto dedicate a right-of-way to a proposed road to extend between Tract I and Tract II as follows:

BEGINNING at a point on the northerly boundary of Hudson Road, said point being located North 25° 51' West 469.87 feet from a point in the northerly boundary of Hudson Road in the boundary line between the Lewis property and the Pickel property; thence from said point with a curve to the right having a central angle of 90° and a radius of 25 feet, 39.27 feet to a point; thence North 64° 09' East 19.08 feet to a point; thence with a curve to the right having a central angle of 30° 41' and a radius of 430.62 feet, 230.53 feet to a point; thence South 85° 10' East 2,356.58 feet to a point; thence with a curve to the right having a central angle of 30° and a radius of 136.59 feet, 71.52 feet to a point; thence with a curve to the left having a central angle of 240° and a radius of 50 feet, 209.44 feet to a point; thence with a curve to the right having a central angle of 30° and a radius of 136.59 feet, 71.52 feet to a point; thence North 85° 10' West 2,356.58 feet to a point; thence with a curve to the left having a central angle of 30° 41' and a radius of 480.62 feet, 257.29 feet to a point; thence South 64° 09' West 19.08 feet to a point; thence with a curve to the right having a central angle of 90° and a radius of 25 feet, 39.27 feet to a point in the easterly boundary of Hudson Road; thence along the easterly boundary of Hudson Road South 25° 51' East 100 feet to the point of beginning.

The second dedication right-of-way for a road is a 50-foot strip located between lots 10 and 11 on Tract II and between lots 5 and 6 on Tract I as shown on an unrecorded plot of Cumberland River Estates.

Witness our hands at Nashville, Tennessee, on this 4 day of September, 1969.

James E. Burnes MD
JAMES E. BURNES

Quenelle D. Burnes
QUENELLE D. BURNES

James M. High MD
JAMES M. HIGH

Julia R. High
JULIA HIGH

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me, Virginia S. Simmons, a Notary Public in and for said State and County, JAMES E. BURNES and wife, QUENELLE D. BURNES, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 4th day of September, 1969.

Virginia S. Simmons
Notary Public

My commission expires:

11/3/71

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

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Virginia S. Simmons
Notary Public

My commission expires:

11/3/71

SEP 23	CONV	19,875.00	A*	51.74	
SEP 23	S'TAX		A*	.50	
SEP 23	PR'FEE		A*	6.00	* 58.24
SEP 23	W'DEED				