This Form furnished by Attorneys Title Company, Inc.

BOOK 4397 PAGE 693

Form No. WD-3

**FROM**

Nelson L. Burton and wife,

Elizabeth Ann Ferguson Burton

**TO**

Atkins, Randolph, Cramer Co. Enterprises, a Partnership

For draftsman's use

**This instrument was prepared by**
**Jno. B. Cobb, Jr., Attorney at Law**
**Stahlman Building, Nashville, Tenn.**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Atkins, Randolph, Cramer Co., Enterprises (NAME) | Owner (NAME) | Map. 119-12 |
| 1516 16th Avenue, South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 138 |
| Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | PW |

(FOR REGISTER'S USE)

A 68554

IDENTIF. REFERENCE

FEB 13 2 23 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1970.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

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,

FEB 13 R CONV 70,000.00
FEB 13 R S'TAX B* 182.00
FEB 13 R PR'FEE B* .50
FEB 13 R W'DEED B* 6.00 * 188.50

We, Nelson L. Burton and wife, Elizabeth Ann Ferguson Burton have bargained and sold, and by these presents do transfer and convey unto the said Atkins, Randolph, Cramer Co., Enterprises, a partnership composed of Chester B. Atkins, Homer L. Randolph, Floyd Cramer, and Xavier B. Cosse their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I: A tract of land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, and described according to the survey of Wm. A. Pitts, Surveyor, dated June 12, 1948.

Beginning at a concrete monument in the east margin of Thompson Lane, located North 10 deg. 10 min. East 216 feet from a concrete monument in the intersection of the east margin of Thompson Lane and the north boundary of the N. C. & St. L. Railway right-of-way thence North 10 deg. 10 min. East 42.7 feet to a point in the center of Mill Creek; thence with Mill Creek the following calls and distances: South 82 deg. 13 min. East 399.5 feet; South 75 deg. 30 min. East 710.9 feet; North 79 deg. 56 min. East 221.9 feet; North 88 deg. 55 min. East 165.7 feet, South 83 deg. 09 min. East 284.7 feet; South 61 deg. 20 min. East 185.3 feet; South 30 deg. 01 min. East 272.9 feet; South 28 deg. 47 min. East 301.4 feet; South 29 deg. 45 min. East 974.0 feet; South 8 deg. 22 min. East 849.3 feet; South 1 deg. 52 min. East 590.6 feet to a point in the easterly right-of-way line of N. C. & St. L. Railway; thence with said right-of-way line, North 21 deg. 58 min. West 143.8 feet to a concrete monument; thence continuing North 21 deg. 58 min. West 1540.3 feet to a point, the beginning of a curve (formerly part of the N. C. & St. L. Railway right-of-way line) with a radius of 2010 feet; thence around said curve 1761.05 feet, more or less, to a point being the southeasterly corner of the tract conveyed to Thomas J. O'Kane by deed of record in Book 1815, page 556, Register's Office for Davidson County; thence with O'Kane's rear line and at a right angle to the center line of the N. C. & St. L. track, northwesterly 100 feet, more or less, to a point in the south bank of Mill Creek; thence with said bank, North 75 deg. 03 min. West 601.4 feet to a concrete monument; North 82 deg. 15 min. West 398.6 feet to the point of beginning.

TRACT NO. II: A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northeasterly right-of-way line of the Nashville, Chattanooga, & St. Louis Railway's Chattanooga Division 1000 feet eastwardly from the east boundary of Thompson Lane as shown on plat of boundary survey of Brookside Heights, by Wm. A. Pitts dated June 12, 1948, said right-of-way line being a line northeast of and parallel with and at all points 100 feet distant from the centerline of the said Railway's main track as the same was originally laid out and constructed; thence in a southeasterly direction along the said right-of-way line 2560 feet, more or less, to a point, which is 100 feet distant in a northeasterly direction from the present centerline of said main track, as the same was re-located in 1946, if measured at right angles thereto; thence in a northwesterly direction on a line northeast of, parallel with and at all points 100 feet distant from the said present center line of main track, 2440 feet, more or less, to a point; thence in a northerly direction on a line at right angles to the said present center line of main track, 160 feet, more or less, to the point of beginning.

INCLUDED in said description but EXCLUDED therefrom is that portion of said property comprising the right-of-way for Briley Parkway, described as follows:

A tract of land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being part of the property conveyed to H. Raymond Ligon, by deed from Antoinette Turner, dated December 1, 1960, in Book 3162, page 243, Register's Office for Davidson County, Tennessee, and part of the property conveyed to H. Raymond Ligon, from the N. C. & St. L. Railroad's deed No. 4683, dated February 28, 1952.

Beginning at a point in the north right-of-way line of the N. C. & St. L. Railroad's main line to Chattanooga, said point being N. 21 deg. 58 min. W. 990 feet, more or less, from the center line of Mill Creek as shown on the Map of the boundary survey of Brookside Heights, as surveyed by Wm. A. Pitts, Surveyor, June 12, 1948 (not of record) thence N. 74 deg. 08 min. 16 sec. E. 320 feet, more or less, along the easterly right-of-way line of Briley Parkway to a point in the center of Mill Creek; thence northwesterly along the center of Mill Creek 255 feet, more or less, to a point in the westerly right-of-way line of Briley Parkway; thence southwesterly along the westerly right-of-way line of Briley Parkway 385 feet, more or less, to a point in the north right-of-way line of the N. C. & St. L. Railroad; thence easterly along the north right-of-way line of the N. C. & St. L. Railroad 230 feet, more or less, to the point of beginning, and containing 1.84 acres, more or less.

**Being the same property conveyed to Nelson L. Burton and wife, Elizabeth Ann Ferguson Burton, by deed from H. Raymond Ligon, of record in Book 3810, page 686, Register's Office for Davidson County, Tennessee.**

The grantors also transfers to the grantees named herein, all of their right, title, and interest in and to a 50 foot easement extending easterly along the southerly bank of Mill Creek, 1000 feet, more or less, and more particularly described in the deed from H. Raymond Ligon to Thomas J. O'Kane, et ux, of record in Book 1815, page 556, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Atkins, Randolph, Cramer Co., Enterprises, a partnership composed of Chester B. Atkins, Homer L. Randolph, Floyd Cramer and Xavier B. Cosse / their heirs and assigns, forever.

And We do covenant with the said Atkins, Randolph, Cramer Co., Enterprises, a partnership composed of / Chester B. Atkins, Homer L. Randolph, Floyd Cramer and Xavier B. Cosse 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., with the exception of taxes for the year 1970, which have been prorated and assumed by the grantees.

And We, Nelson L. Burton and wife, Elizabeth Ann Ferguson Burton

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Atkins, Randolph, Cramer Co., Enterprises, a partnership composed of Chester B. Atkins, Homer L. Randolph, Floyd Cramer and Xavier B. Cosse, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 12th day of February, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nelson L. Burton

Elizabeth Ann Ferguson Burton

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Form No. WD3b

**STATE OF TENNESSEE**
**Davidson County.**

Personally appeared before me, J. Conn Smith, a Notary Public in and for said County and State, the within named Nelson L. Burton and wife, Elizabeth Ann Ferguson Burton

the bargainor S, 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 Nashville, Tennessee, this 12th day of February, 1970.

J. Conn Smith, Notary Public

Commission Expires April 26, 1971

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**STATE OF**
**County of**

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....

.....of the.....,

the within named bargainor, a corporation, and that .....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as .....

Witness my hand and seal, at office in.....,

this .....day of....., 19.....

....., Notary Public.

Commission expires.....