This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

THOMAS G. BUTTS AND WIFE,
ANNE C. BUTTS

TO

FRED W. HAHN, TRUSTEE

For draftsman's use

BOOK 4481 PAGE 287

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred W. Hahn, Trustee (NAME)	Same (NAME)	Map 26
Mansker Creek Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 61 162
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	mr

(FOR REGISTER'S USE)

T IDENTIF. REFERENCE

FEB 22 2 38 PM '71

FELIX POLLARD REGISTER DAVIDSON COUNTY, TENN.

B05423

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 71.

Notary Public

MY COMMISSION EXPIRES: April 19, 1971

(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,

THIS INSTRUMENT PREPARED BY:

Dennie Wright, Attorney
310 Gallatin Road, South
Madison, Tennessee 37115

We, Thomas G. Butts and wife, Anne C. Butts

have bargained and sold, and by these presents do transfer and convey unto the said Fred W. Hahn, Trustee, with full power to mortgage, sell or otherwise encumber without the joinder of any beneficiary, his successors and assigns,

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

LAND in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Gallatin Pike at the center of Mansker Creek; thence with the margin of said Gallatin Pike, South 83 degrees 31' West 325.40 feet; thence in a southerly direction with margin of said Gallatin Pike 40 feet; thence continuing with the northerly margin of said Gallatin Pike, South 83 degrees 31' West 149 feet to the southeasterly corner of the tract of land conveyed by Sallie B. Butts,

et al, to Buford L. Wright and wife, Mary H. Wright, by deed of record in Book 3981, Page 881, Register's Office for said County; thence with Wright's easterly line, North 17° 47' west 301.90 feet; thence south 83° 31' west 572.2 feet; thence south 6° 29' east 48 feet; thence south 83° 31' west 500 feet to the northwest corner of the property conveyed to John W. Reynolds, Sr., and wife, by deed from Sallie V. Butts, a widow, of record in Book 3538, Page 137, said Register's Office; thence with said Reynolds' westerly line south 6° 29' east 252 feet to a point in the northerly margin of Gallatin Pike; thence with said Pike south 83° 31' west 25 feet, more or less, to an iron stake in the center of an old farm road; thence north 4° 32' west 548.9 feet; thence north 72° 34' east 261.8 feet; thence north 12° 51' west 198.2 feet; thence north 73° 09' east 251.5 feet to an iron stake in the westerly margin of said old farm road; thence with the west margin of said old farm road as follows: north 24° 49' east 101.1 feet; north 1° 01' east 92.5 feet; north 17° 33' west 199.6 feet; north 6° 33' west 135.2 feet; thence north 24° 56' west 273 feet; north 19° 16' west 104.8 feet; north 32° 00' west 317 feet; north 39° 34' west 134.4 feet; north 51° 30' west 226.9 feet; north 42° 23' west 213.5 feet to an iron stake by a 14" hackberry; thence leaving said old farm road, south 47° 06' west 37.6 feet; thence north 85° 34' west 72.1 feet; thence south 78° 33' west 604.1 feet; thence north 15° 53' west 68 feet; thence north 85° 4' east 150 feet; thence north 78° 54' east 320 feet; thence north 76° 12' east 215 feet; thence south 79° 33' east 180 feet; thence south 63° 17' east 212 feet; thence south 88° 32' east 400 feet; thence north 62° 27' east 182 feet; thence north 85° east 129 feet; thence south 52° 52' east 152 feet; thence south 9° 55' east 149 feet; thence south 1° 57' east 98 feet; thence south 9° 18' east 165.1 feet; thence north 80° east 80 feet to the center of Mansker Creek; thence with the center line of said Creek as follows: south 16° 30' east 120 feet; south 42° east 300 feet; south 33° 30' east 900 feet; south 6° 30' east 350 feet; south 7° 30' west 195 feet, more or less, to the northerly margin of said Gallatin Pike, the point of beginning, containing 74 acres, more or less.

THERE is included in the above described property, but expressly excluded therefrom, a tract of land conveyed to Joe H. Corley by deed of record in Book 4101, Page 743, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas G. Butts and wife, Anne C. Butts, by deed from Sallie V. Butts, of record in Book 4436, Page 276, Register's Office for Davidson County, Tennessee.

SUBJECT, HOWEVER, to a permanent ,perpetual easement 20 feet in width over and across the above described property for the purpose of egress, ingress and regress over and upon the following described property:

BEGINNING at a point in the northerly margin of Gallatin Pike and being the southwest corner of the property hereinabove conveyed; thence in a northerly direction with the westerly margin of an existing drive 450 feet, more or less, to the intersection of an existing drive running generally easterly and westerly; thence in a westerly direction with the southerly margin of said existing drive 472 feet, more or less; thence north 15° 57' west 545 feet, more or less, to a point where said line intersects with the westerly margin of an existing gravel road; thence with the westerly margin of said existing gravel road north 1° 01' east 92.5 feet; thence north 17° 33' west 199.6 feet; thence north 6° 33' west 135.2 feet; thence north 24° 56' west 273 feet; thence north 19° 16' west 104.8 feet; thence north 32° 00' west 317 feet; thence north 39° 34' west 134.4 feet; thence north 51° 30' west 226.9 feet; thence north 42° 23' west 213.5 feet; thence south 47° 06' west 37.6 feet; thence north 85° 34' west 72.1 feet; thence south 78° 33' west 664.1 feet to a point; thence north 15° 53' west 20 feet to a point; thence north 78° 33' east 664.1 feet; thence south 85° 34' east 72.1 feet; thence north 47° 06' east 37.6 feet; thence south 42° 23' east 213.5 feet; thence south 51° 30' east 226.9 feet; thence south 39° 34' east 134.4 feet; thence south 32° 00' east 317 feet; thence south 19° 16' east 104.8 feet; thence south 24° 56' east 273 feet; thence south 6° 33' east 135.2 feet; thence south 17° 33' east 199.6 feet; thence south 1° 01' west 92.5 feet; thence south 15° 57' east 545 feet, more or less,to a point in the northerly margin of an existing gravel road running in a generally easterly-westerly direction across the property hereinabove described; thence with the northerly margin of said gravel road 472 feet, more or less, to a point where said easterly-westerly gravel road is intersected by an existing gravel road running in a generally northerly-southerly direction; thence with the easterly margin of said gravel road 450 feet, more or less, to a point in the northerly margin of Gallatin Pike; thence in a westerly direction with the northerly margin of said Gallatin Pike 20 feet to the point of beginning.
This conveyance is made subject to rights of lessees, tenants or occupants of premises or any part thereof, and by instrument dated September 6, 1935, filed December 26,1935, and recorded in book 980, page 582, Register's Office for Davidson County, Tennessee, T. G. Butts and wife, granted Tennessee Electric Power Company the right to trim and cut trees along the Company's lines across premises along Gallatin Pike and other rights as set out in said instrument, and an easement and right-of-way for an electric power transmission line 200 feet in width on an across premises with rights of ingress and egress and other rights and privileges, as set out in grant to the United States of America for use of Tennessee Valley Authority by decree in the cause of United States of America vs. Sallie V. Butts, et al, of the District Court of the United States for the

Middle District of Tennessee, Nashville Division, a certified copy of which said decree appears of record in book 2590, page 379, Register's Office for Davidson County, Tennessee, and an easement granted Statewide Enterprises, Inc. by grant from Sallie Butts, of record in book 4344, page 115, Register's Office for Davidson County, Tennessee, and an easement for flow of Mansker Creek and right-of-way of all roads lying within boundaries of premises as herein described, and any and all liens affecting the easement of record in Book 4344, page 115, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurenances, estate, title and interest thereto belonging to the said Fred W. Hahn, Trustee, his successors and assigns, forever.

And we do covenant with the said Fred W. Hahn, Trustee, 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.

And we, Thomas G. Butts and wife, Anne C. Butts, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred W. Hahn, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of February, 1971.

Thomas G. Butts

Anne C. Butts

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas G. Butts and wife, Anne C. Butts, the 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 Nashville, Tennessee, This 19th day of February, 1971.

Hugh S. Bradley
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My commission Expires:
April 15, 1971.

FEB22E	CONV	90,000.00			
FEB22E	CONV	25,000.00			
FEB22E	S'TAX		A*	299.00	
FEB22E	PR'FEE		A*	.50	
FEB22E	W'DEED		A*	4.50	* 304.00