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BOOK 1648 PAGE 640

IDENTIF. REFERENCE

OCT 20 4 15 PM '72

FELIX A. ... DAVIDSON COUNTY, TENN.

Prepared by:
John M. Barksdale, Atty.
Third National Bank Bldg.
Nashville, Tenn. 37219

D E E D

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. P. Alley, Trustee (NAME:)	Same (NAME:)	130-1
628 Vanoke Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

WHEREAS, by deed of record in Book 2746, page 407, Register's Office for Davidson County, Tennessee, from The Tennessee Property Company to John M. Barksdale, Trustee, the land hereinafter described was conveyed to said Trustee, pursuant to an oral agreement between Frank H. Alley, now deceased, and Michael Burns, which was communicated to the Trustee only after the deed was executed and recorded; and,

WHEREAS, under such agreement the property was purchased and paid for by Frank H. Alley with the understanding that Michael Burns would procure a rezoning of the property and would sell it; and,

WHEREAS, J. P. Alley, Mary Frances West and Virginia Louise Spain, being the only children, heirs-at-law and devisees under the will of Frank H. Alley, deceased, and the said Michael Burns, have agreed that the said Michael Burns and his wife, Estelle C. Burns, shall convey all right, title, claim and interest of whatsoever kind and nature that Michael Burns and his wife, Estelle C. Burns, have in and to the hereinafter described property to J. P. Alley, as Trustee for himself and Mary Frances West and Virginia Louise Spain, equally, share and share alike, and subject to the terms and conditions hereinafter set out;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of THREE THOUSAND ($3,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, we, Michael Burns and wife, Estelle C. Burns, have bargained and sold and do hereby transfer and convey unto J. P. Alley, as Trustee, for himself and Mary Frances West and Virginia Louise Spain, the following described realty in Davidson County, Tennessee, to-wit:

> To find the place or point of beginning start at a point in the northwesterly right of way line of Louisville and Nashville Railroad Company, 882.86 feet distant southwestwardly from the southwest line of Page Road, if measured along said right of way line; thence northwestwardly along a line at right angles with the southeast boundary of Old Harding Road, said line being the dividing line between Lots Nos. 8 and 9, a distance of 70 feet to the place or point of beginning; running thence northwestwardly along the said dividing line be-

tween Lots Nos. 8 and 9, a distance of 155 feet to a poing in the southeast boundary of Old Harding Road, a common corner of Lots Nos. 8 and 9; thence southwestwardly with said southeast boundary of road, a distance of 100 feet to a point, said point being a common corner of Lots Nos. 9 and 10; thence southeastwardly at right angles with the southeasterly boundary of Old Harding Road, along the boundary between said Lots Nos. 9 and 10, a distance of 151.4 feet to a point; thence in a northeasterly direction along a straight line a distance of 101 feet, more or less, to the point of beginning, containing 16,320 square feet, more or less, and being the same property conveyed to John M. Barksdale, Trustee, by The Tennessee Property Company of record in Book 2746, page 407, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for a water line granted by the Grantor herein to Nashville Suburban Utility District by a conveyance dated June 24, 1955.

TO HAVE AND TO HOLD unto the said J. P. Alley, as Trustee aforesaid and for the use and benefit of himself and his aforesaid two sisters, their heirs and assigns, with full power in said Trustee to lease, mortgage, sell and convey, without the authority or approval of any court, or the joinder of any beneficiary, the aforesaid property. Upon the death, resignation, or failure or refusal to serve of the said J. P. Alley, the sole surviving beneficiary, or any two surviving beneficiaries, may appoint a successor trustee, or trustees, from time to time. The Trustee shall not be required to report to any court; and appointments of substitute trustee may be made by instrument duly recorded in the Register's Office of Davidson County, Tennessee, which shall serve to remove the then acting trustee and vest all powers hereinabove set forth in the successor trustee so appointed. This trust may be amended by any two beneficiaries.

We, Michael Burns and wife, Estelle C. Burns, do hereby covenant with the said J. P. Alley, individually and as Trustee, Mary Frances West and Virginia Louise Spain, 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 except for taxes for the current year.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said J. P. Alley, individually and as Trustee, Mary Frances West and Virginia Louise Spain, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, John M. Barksdale, Trustee, join herein for the purpose of conveying any and all right, title, claim and interest of whatsoever kind and nature in and to the said property and the benefits of any and all covenants and warranties, if any, within me vested as trustee or otherwise, unto the said J. P. Alley, individually and as Trustee, Mary Frances West and Virginia Louise

Spain, their heirs and assigns; but I convey and assign as trustee and no further or otherwise.

WITNESS OUR HANDS this 4th day of October, 1972.

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 3,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this the 18th day of October, 1972.

Nancy Edwards
NOTARY PUBLIC
2/1/75

Michael Burns Sr.
MICHAEL BURNS

Estelle C. Burns
ESTELLE C. BURNS

John M Barksdale Trustee
JOHN M. BARKSDALE, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Edwards, a Notary Public in and for said County and State, the within named MICHAEL BURNS and wife, ESTELLE C. BURNS, 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, Davidson County, Tennessee, this 18th day of October, 1972.

Nancy Edwards
NOTARY PUBLIC

My commission expires:
February 1, 1975

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

OCT20'72 CONV *3,000.00
OCT20'72 STAX A* 7.80
OCT20'72 PRFEE A* .50
OCT20'72 RECFEE 6.00
OCT20'72 UDEED 11.30

Personally appeared before me, NANCY EDWARDS, a Notary Public in and for said County and State, the within named JOHN M. BARKSDALE, TRUSTEE, one of the within bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 4th day of October, 1972.

Nancy Edwards
NOTARY PUBLIC

My commission expires:
February 1, 1975