THIS INSTRUMENT IS PREPARED BY: McKINNEY AND EVERETT, ATTORNEYS AT LAW
Suite One
1303 Gallatin Road, North
Madison, Tennessee 37115

BOOK 4681 PAGE 751

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH L. BURSON		
(NAME:)	(NAME:)	43-9
1459 Peachtree St. N.E. (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	
Atlanta, Georgia 30309 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10-15 Pat

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

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

FEB16	CONV	*	~~$~~ 206,129.40		
FEB16	S'TAX		A* 535.86		
FEB16	PR'FEE		A* .50		
FEB16	W'DEED		A* 6.00	*	542.36

I, GALE ROBINSON, TRUSTEE, hereinafter called the GRANTOR, *have bargained and sold, and by these presents do transfer and convey unto the said* KENNETH L. BURSON, hereinafter called the GRANTEES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being part of lot No. 1 on the Map of the division of the Gee Lands, as of record in book 332, page 74, Register's Office for said County, described according to a survey made by Harvey Gee, May 20, 1948, as follows:
BEGINNING on the southerly margin of Williams Avenue, 275 feet east of the northwest corner of lot No. 1; thence south 17° 55' west 737.5 feet to the southerly margin of lot 1; thence with the southerly margin of said lot, south 88° 04' east 232 feet; thence south 66° 55' east 200 feet to the westerly margin of an alley; thence with the westerly margin of said alley, north 6° 30' east 438.5 feet; thence north 1° 26' east 295.6 feet to the beginning of a curve; thence around said curve in a northwesterly direction 20 feet to the southerly margin of Williams Avenue; thence with the southerly margin of said Avenue, north 80° 59' west 232.5 feet to the point of beginning, containing 5.66 acres, more or less.
Included in the above description, but excluded therefrom is a turnaround easement at the southeast corner of said tract which begins at the southeast corner of said tract and runs with the westerly margin of an alley, northwardly 60 feet; thence westwardly 25 feet; thence southerly 52.9 feet to the south line of lot No. 1; thence with the south line of said lot, eastwardly 25 feet, more or less, to the beginning.
Being the same property conveyed to Madison Post 105 American Legion Department of Tennessee by deed from O. G. Parker and wife, of record in book 1636, page 609, said Register's Office.
ALSO Included in the above description, but excluded therefrom is a tract of land described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 206,129.90

Subscribed and sworn to before me, this the 15 day of February 1973

Affiant

My commission expired: 11-19-74

(Affix Seal)

Notary Public

Being a part of Lot No. 1 of the Gee Lands as of record in Book 332, page 74, Register's Office for Davidson County, Tennessee, and being described by metes and bounds as follows: Commencing at an iron pin located at the southeast corner of the tract of land conveyed to the said American Legion, Madison Post No. 105, Department of Tennessee, by O. G. Parker, et ux, of record in Book 1636, page 609, Register's Office for Davidson County, Tennessee; thence north 6° 30' east 106.6 feet to an iron pin located in the branch; thence north 78° 5' west 405.3 feet to an iron pin in the branch; thence south 17° 55' west 108 feetto thean iron pin; thence south 88° 4' east along the fence 232 feet to an iron pin; thence south 66° 55' east 200.1 feet along the fence to an iron pin, the point of beginning, containing in all 0.825 acres, more or less.

Included in the above description but excluded therefrom is a turnaround easement at the southeast corner of the tract which begins at the southeast corner of the tract and runs with the west margin of an alley in a northerly direction 60 feet; thence westerly 25 feet; thence southerly 52.9 feet to the south line of the said tract, being also the south line of Lot No. 1 and thence with the south line of the lot east 25 feet, more or less, to the point of beginning.

Tract No. 2: Being part of Lot No. 1 on the Map of the Division of Gee Lands, as of record in Book 332, page 74, Register's Office for said County, being Lot NO. 10 on the unrecorded map of the subdivision of the east part of lot No. 1 of the Gee Lands, described according to a survey made by Harvey Gee, May 20, 1948, as follows:

Beginning on the westerly margin of the Gallatin Road, at the northeast corner of the property conveyed to Harper L. King and wife, by deed from Sanford Lovely and wife, of record in Book 1630, page 371, said Register's Office, being the corner of lots Nos. 9 and 10; thence with the line between said two lots, westwardly 175 feet to the easterly margin of an alley;;thence with said alley, northwardly 50 feet to the corner of lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 175 feet to the westerly margin of the Gallatin Road; thence with said Road, southwardly 50 feet to the beginning.

Being the same property conveyed to Gale Robinson, Trustee, by deed from American Legion, Madison Post No. 105, Department of Tennessee, of record in book 4388, page 331, Register's Office for Davidson County, Tennessee.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, *their heirs and assigns, forever.*

And I *do covenant with the said* GRANTEES *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the GRANTOR *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEES, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* February, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gale Robinson, Trustee

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 GALE ROBINSON, TRUSTEE

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1973.

Dorothy Lackey Notary Public.

Commission Expires 3-7-76

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.

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 is 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.

B95 1 IDENTIF. REFERENCE FEB 16 4 43 PM '73 DAVIDSON COUNTY, TENN.