This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

BOOK 4783 PAGE 585

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse W. McCormac and wife, Ada McCormac	Same	8
3348 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	28-85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Thirty Thousand ($130,000.00)

---------- *DOLLARS*

to me paid by Jesse W. McCormac and wife, Ada McCormac (hereinafter "Grantees"), receipt of all of which is hereby acknowledged, I, Kenneth L. Burson (hereinafter "Grantor")

JAN28	CONV	90,000.00			
JAN28	CONV	40,000.00			
JAN28	ST TAX		A* 338.00		
JAN28	PR FEE		A* .50		
JAN28	W DEED		A* 8.00	*	346.50

have bargained and sold, and by these presents do transfer and convey unto the said Grantees

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

A tract of land located in the Fourteenth Civil District (formerly the Twenty-Fourth Civil District) of Davidson County, Tennessee, fronting on the west side of U. S. Highway No. 431 and also fronting on both sides of Baxter Road near Joelton, Tennessee, containing 55.8 acres more or less according to a survey made by Paul DeWitt Settle, C.E., in July of 1966 and being more specifically described as follows:

Commencing at a point in the southeast corner of said tract; thence north 7° 31' east 639.10 feet to a point in the westerly margin of U. S. Highway No. 431; thence along the westerly margin of said U. S. Highway No. 431 as follows: north 48° 59' west 84.92 feet to a point; thence in a curve to the left, said curve having a radius of 3193.7 feet for a distance of 399.59 feet to a point; thence north 56° 03' west 68.75 feet to a point in the center of Baxter Road; thence continuing north 56° 03' west 232.40 feet to a point; thence in a curve to the right, said curve having a radius of 867.53 feet for a distance of 103.72 feet to a point; thence north 49° 16' west 99.70 feet to a point; thence in a curve to the right, said curve having a radius of 465.33 feet for a distance of 103.71 feet to a point; thence north 36° 08' west 57.39 feet to a point; thence in a curve to the right, said curve having a radius of 719.7 feet for a distance of 207.26 feet to a point; thence north 19° 30' west 150.07 feet to the northeast corner of said tract (the total frontage on said U. S. Highway No. 431 being 1507.51 feet); thence leaving the westerly margin of said U. S. Highway No. 431 and going south 71° 05' west 956.78 feet to a

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of January 19 74

Notary Public

My commission expires: 8/15/77
(Affix Seal)

point; thence south 32° 40' west 388.24 feet to a point; thence south 7° 25' east 699.00 feet to a point in the center of Baxter Road; thence along the center of Baxter Road north 83° 29' east 395 feet to a point; thence leaving Baxter Road and going South 7° 16' east 495 feet to a point; thence north 85° 02' east 1494.65 feet to the point of beginning.

Being the same property conveyed to Kenneth L. Burson by Warranty Deed from Annie Viola Baxter Cox, Jesse D. Baxter, and Edith Catherine Baxter Duggar, of record in Book 4777, Page 527, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest in the four-acre tobacco base and the five-acre corn base to the fullest extent permitted by law and by applicable rules and regulations of the United States Department of Agriculture or other controlling agencies.

unimproved ( )
This is improved (X) property, known as ..... Baxter Road, Joelton, Tennessee
(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 *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 *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 25th *day of* January, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

KENNETH L. BURSON

By: Robert J. Walker
Robert J. Walker, Attorney-In-Fact, P/A recorded in Book 4707, Pge. 70, Register's Office for Davidson County, Tennessee

Claire Lee Burson, wife of Kenneth L. Burson, joins in this instrument for the purpose of waiving her right of homestead and dower in the property herein conveyed.

CLAIRE LEE BURSON

By: Robert J. Walker
Robert J. Walker, Attorney-In-Fact, L/P/A recorded in Book 4780, Page 104, R.O.D.C.T.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 15th day of January, 1974, before me personally appeared Robert J. Walker, to me known to be the person who executed the foregoing instrument in behalf of Kenneth L. Burson and wife, Claire Lee Burson, and acknowledged that he executed the same as the free act and deed of said Kenneth L. Burson and wife, Claire Lee Burson.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of January, 1974.

William D. Puckett
Notary Public

My Commission Expires:
11/15/74

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 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.....

WARRANTY DEED

FROM

KENNETH L. BURSON

TO

JESSE W. MCCORMAC and wife

ADA MCCORMAC

C 3 9 9 2 8

IDENTIF. REFERENCE

T

JAN 28 9 34 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

Box 10