Map-43 Par 178

JESSIE LEE BURTON,
ET UX

TO: DEED BOOK 480 PAGE 401

JAMES W. LARKIN, SR.,
ET UX

Mail Simpkins Rd
Rt #1
Ulutes Creek Tenn
37189

STATE OF TENNESSEE, MONTGOMERY COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $6,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James W. Larkin Sr.
Affiant

Subscribed and sworn to before me this the 17th day of April 1974

W. Williams
Notary Public

THIS DEED OF REALTY, executed as of 2 April 1974, at Clarksville, in the County of Montgomery and State of Tennessee, by Grantors, JESSIE LEE BURTON and wife, MARY SUE BURTON, to Grantees, JAMES W. LARKIN, SR., and wife, CATHRINE LARKIN, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them as tenants by the entireties, and to their heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> BEGINNING at a point in the northerly margin of Burton Hollow Road, the southeast corner of this tract and a southwest corner of Tract No. 2; thence with the margin of said Road and a 50-foot public utility and access easement road in a southwesterly direction 70.35 feet; thence with a slight curve to the right, having a radius of 741.20 feet, a distance of 255.34 feet; thence south 56 degrees 13 minutes 59 seconds west 473.03 feet to a point, a common corner of this tract and Tract No. 2; thence with the common line of said two tracts as follows: North 33 degrees 46 minutes 01 second west 357.51 feet; north 7 degrees 00 minutes 05 seconds east 907.12 feet; south 83 degrees 06 minutes 32 seconds east 900.0 feet and south 8 degrees 46 minutes 45 seconds west 718.16 feet to the point of beginning, containing 19.31 acres, more or less, and being Tract No. 3 on Map of Division of Jesse F. Burton Estate, prepared by Southern Land Surveying Co., dated February 6, 1973.

Prepared by R. H. Dalton
of Dalton, Hamill, Dalton & Nolan
121 S. 3rd St., Clarksville, Tennessee

C 49753

IDENTIF. REFERENCE

APR 15 9 56 AM '74

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4805 PAGE 402

This is the same realty conveyed to Jessie Lee Burton and wife, Mary Sue Burton, by deed from George Riley Burton and wife, Mildred C. Burton, of record in Book 4780, Page 965, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty, and that it is unencumbered except for 1974 taxes which Grantees assume, and (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims;

IN WITNESS WHEREOF, Grantors have executed this deed as of the date and at the place written first herein.

Jesse Lee Burton

Mary Sue Burton
Grantors

APR 15 CONV *6,000.00
APR 15 S'TAX A* 15.60
APR 15 PR'FEE A* .50
APR 15 DEED A* 4.00 * 20.10

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessie Lee Burton and Mary Sue Burton, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

This 4th April 1974. My commission expires 6-14-77.

Richard H. Barton
Notary Public

James W. Larkin, Sr., and wife, Cathrine Larkin, Simpkins Road, Whites Creek, Tennessee, are responsible for the payment of all realty taxes.