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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

James W. Larkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1974.

W D Williams
Notary Public

MY COMMISSION EXPIRES: Neg. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robertson, Stinnett & Coss, Attys., P.C., Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Larkin, Sr. (NAME)	Same (NAME)	48
Simpkins Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 174
Whites Creek, Tennessee 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marjorie Burton Sams and husband Paul Bryan Sams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Larkin, Sr., and wife, Catherine Larkin

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:

BEGINNING at a point in the southerly margin of Burton Hollow Road, the common corner of this tract and Tract No. 4; thence along the common line of said two tracts as follows: S 8° 46' 45" W 801.45 feet; S 27° 03' 05" E 76.84 feet; S 79° 25' E 679.85 feet; S 12° 18' 43" W 283.26 feet; S 7° 25' 55" W 294.81 feet; S 76° 36' W 800.00 feet and N 64° 23' 44" W 874.89 feet to a point in the easterly margin of a 50-foot public utility and access easement; thence along said margin as follows: along a curve having a radius of 200.0 feet, a distance of 56.51 feet; N 29° 53' 11" W 15.56 feet; along a curve to the right, having a radius of 125.0 feet, a distance of 83.88 feet; thence N 8° 33' 49" E 323 feet and along a curve to the right, having a radius of 691.20 feet, a distance of 521.05 feet to a point, the common corner of this tract and Tract No. 6; thence along the common line of said two tracts, as follows: S 83° 14' 42" E 750.0 feet; S 45° 07' 56" E 753.88 feet; N 76° 36' E 271.06 feet; N 7° 25' 55" E 262.26 feet; N 12° 18' 43" E 233.86 feet; N 79° 25' W 652.91; N 27° 03' 05" W 117.59 feet; N 8° 46' 45" E 801.97 feet to a point in the southerly margin of Burton Hollow Road; thence in a northeasterly direction along the said margin 52.39 feet to the point of beginning, containing 21.48 acres, more or less, and being Tract No. 5 on the Map of Division of Jesse F. Burton Estate, prepared by Southern Land Surveying Co., dated February 6, 1973.

BEING the same property conveyed to Marjorie Burton Sams and husband, Paul Bryan Sams, by deed from Jessie Lee Burton, et al., of record in Book 4723, page 851, Register's Office for Davidson County, Tennessee.

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

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 9th day of April, 19 74

Marjorie Burton Sams

Paul Bryan Sams

STATE OF TENNESSEE
Davidson County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie Burton Sams and wife, Paul Bryan Sams

the bargainor S, 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 Ashland City, Tennessee, this 9th day of April 1974

Commission expires 10-31-76

James W. Stennett Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
MARJORIE BURTON SAMS
et vir

TO
JAMES W. LARKIN, SR.,
et ux

C 4 9 7 5 4

IDENTIF. REFERENCE

APR 15 9 57 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 15 74	CONV	*6,000.00				
APR 15 74	S'TAX		A*	15.60		
APR 15 74	PR'FEE		A*	.50		
APR 15 74	W'DEED		A*	4.00	*	20.10