Prepared by: James Overstreet
Gallatin Rd,
Madison, Tn.

WARRANTY DEED BOOK 5031 PAGE 965

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James W. Larkin, Sr. & James W. Larkin, Jr.	Same	
(NAME) 586 Anderson Lane	(NAME)	48
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	176 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand Five Hundred and no/100---------- ----------($5,500.00)------- *Dollars,*

Claude Thomas Burton and Claudia L. Burton

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Larkin, Sr. and James W. Larkin, Jr.

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Beginning at a point in the northerly margin of Burton Hollow Road, the SW corner of this tract and the SE corner of Tract No. 3: thence along the common line of said tracts, as follows: N 8° 45' 45" E 754.41 feet: N 83° 06' 32" W 1,209.53 feet: S 7° 0' 05" W 1131.52 feet: N 87° 29' 43" E 121.80 feet: S 42° 17' 32" W 310.96 feet: S 10° 36' 44" E 320.49 feet: S 23° 33' 03" W 151.52 feet: S 33° 03' 07" W 182.22 feet and S 81° 26' 11" E 493.16 feet to a point in the westerly margin of a 50-foot public utility and access easement: thence along said margin as follows: S 8° 33' 49" W 123.31 feet: thence along a curve to the left, having a radius of 175.0, a distance of 100.66 feet, thence S 29° 53' 11" E 15.56 feet; thence along a curve to the right, having a radius of 150.0, a distance of 132.37 feet: thence S 20° 40' 28" W 396.54 feet to a point: thence along a curve to the right, having a radius of 165.0 feet, a distance of 132.37 feet; thence along a curve to the right, having a radius of 100.0 a distance of 58.37 feet: thence along a curve to the left in a cul de sac, a distance of 86.98 feet to a point, the SE corner of this tract and a NE corner of Tract No. 4: thence along the common line of said two tracts, N 85° 13' 56" W 595.50 feet to a point, a SW corner of this tract: thence, leaving said Tract No. 4, N 3° 56' 35" W 309.36 feet to a point in Judd's line: thence with said Judd's line, N 57° 03' 18" E 363.0 feet: N 10° 33' 12" E 263.97 feet: N 33° 03' 07" E 198.0 feet: N 23° 33' 03" E 132.00 feet; N 10° 36' 44" W 330.0 feet: N 42° 17' 32" E 359.27 feet: S 87° 29' 43" E 99.01 feet; and N 7° 0' 05" E 1,135.21 feet to a point, Buchanan's corner: thence with Buchanan's line, S 83° 06' 32" E 1,311.19 feet to a point in O. R. Graves' line: thence with Graves' line, S 8° 45' 45" W 790.67 feet to a point in the northerly margin of Burton Hollow Road: thence with said margin, S 81° 38' 23" W 52.32 feet to the point of beginning, containing 17.43 acres

SEE ATTACHED SHEET

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 2nd day of June, 19 76

Affiant

My commission expires: 5-6-80

(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Rt. 1 Burton Hollow Rd. (House Number) (Street) P. O. Address: Whites Creek, TN 37189 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James W. Larkin, Sr. and James W. Larkin, Jr.

(successors), heirs and assigns forever. We *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Larkin, Sr. and James W. Larkin, Jr. *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* June, *19* 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Claude T. Burton x Claudia L. Burton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James Overstreet, a Notary Public in and for said County and State, James W. Larkin, Sr. and James W. Larkin, Jr.

the within named 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 Madison, Tennessee this 2nd day of June, 19 76.

James R Overstreet
Notary Public

Commission expires 5-6-80

JAMES R. OVERSTREET NOTARY PUBLIC DAVIDSON COUNTY

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.....

JUN-4 76 CONV *5,500.00
JUN-4 76 S'TAX B* 14.30
JUN-4 76 PB'FEE B* .50
JUN-4 76 W'DEED B* 6.00 * 20.80

WARRANTY DEED

FROM
Claude T. Burton and wife, Claudia L. Burton

TO
~~James W. Larkin, Sr. and James W.~~ Larkin, Jr.

D 52203

IDENTIFICATION REFERENCE

JUN 4 11 05 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Continuation Sheet--Claude T. Burton, et al., to James W. Larkin Sr. & James Larkin, Jr.

more or less, and being Tract No. 1 on the map of Division of Jesse F. Burton Estate prepared by Southern Land Surveying Co., Inc., dated February 6, 1973. BEING the same property conveyed to Jessie Lee Burton and wife, Mary Sue Burton, by deed from Jessie Lee Burton, et al., of record in Book 4723, page 848, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Claude Thomas Burton and wife, Claudia L. Burton, by deed from Jessie Lee Burton and wife, Mary Sue Burton of record in Book 4755, page 310, Register's Office for Davidson County, Tennessee.