mail

BOOK 5157 PAGE 820

Prepared By J. Dennis Sanders, Esquire,

P. O. Box 565, Hendersonville, Tenn. 37075

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 6

SEND TAX NOTICES TO: LESLIE A. BURNS

ADDRESS: 41 Pkwy

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

Cash in hand paid, by LESLIE A. BURNS, hereinafter referred to as "Grantee", to MARY RUTH BURNS, hereinafter referred to as "Grantor", and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, including the further acknowledgement by the Grantee that he agrees to assume and pay a certain unpaid indebtedness of record in Book 4904, Page 424, Register's Office for Davidson County, Tennessee, which indebtedness, is payable to THE BANK OF GOODLETTSVILLE, with a principal balance of approximately $34,000.00 (Thirty Four Thousand) and further, the Grantee agrees to release and hold the Grantor, MARY RUTH BURNS, harmless from any liability of any nature arising out of the aforesaid indebtedness, and therefore,

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I, MARY RUTH BURNS, wife of LESLIE A. BURNS, have bargained and sold, and by these presents do transfer and convey unto the said LESLIE A. BURNS, his

[redacted] heirs and assigns/[redacted]

all of my right, title, and interest including homestead, and all other rights, arising out of the parties marital relationship, and all other interest in the property, described hereinafter, with the full intent and purpose to vest the said LESLIE A. BURNS with title thereto in fee simple, and by this conveyance, the said LESLIE A. BURNS, his heirs and assigns, is hereby vested with title in fee simple to the said real estate, the said real property in Davidson County, Tennessee, described as follows:

TRACT NO. 1: A tract of land in the 10th, formerly the 20th, Civil District of said County, described according to a survey made by J. S. Scott, Surveyor, September, 18, 1951, as follows: Beginning at a stone on the south side of a road, said beginning point being the corner of Jean and Raymond Ferguson and Rose Property; thence with said Road North 68 deg. West 3 poles; thence North 48 deg. West 9 poles; thence North 80 deg. West 4 poles to a stone on the bank of a branch at the bridge, the corner of the Rose Property; thence South 48 deg. West 20 poles to a stone on the east side of a branch 200 feet, more or less, east of the Coggin residence; thence South 22 deg. East 6.2 poles to a stone; thence South 42 deg. West 21.2 poles to a stone on top of a ridge; thence North 89-1/2 deg. West 29.1 poles to a stone; thence North 69 deg. West 18.1 poles to a stone; thence North 32-1/2 deg. West 38.3 poles to a stone; thence North 84 deg. West 17.2 poles to a stone on top of the main ridge, corner of J. S. Rose Property and in a line of the Smiley Heirs; thence with the top of the main ridge North 28 deg. West 15.5 poles to a stone; thence North 73-1/2 deg. West 11 poles; thence South 69 deg. West 27 poles to a stone; thence South 81 deg. West 11 poles to a stone; thence North 26-1/2 deg. West 16 poles to a stone; thence North 6 deg. East 19 poles to a stone; thence North 10 deg. West 19 poles, more or less, to a stone, corner of the Coggins Estate and the 32 acre tract conveyed to G. A. and (continued)

G. C. Coggins by deed from Roy Capps of record in Book 1434, page 3, Register's Office for said County; thence North 7 deg. East 22.2 poles; thence North 42 deg. East 8.5 poles to an Elm tree; thence North 70 deg. East 15.9 poles; thence South 79 deg. East 14.9 poles to an Oak tree; thence North 76 deg. East 17.8 poles to a point with Elm and Hickory pointers; thence North 63 deg. East 21.3 poles to a double Oak; thence South 34 deg. East 21.1 poles to a post, Oak tree; thence South 60 deg. East 17.8 poles to a double post Oak tree; thence North 85 deg. East 19.4 poles; thence North 53 deg. East 29 poles to a point in the road on the west margin of a branch; thence South 23 deg. East 11.3 poles; thence South 59 deg. East 6 poles; thence South 25 deg. East 14.4 poles; thence South 43 deg. East 5.8 poles; thence North 62 deg. East 4.5 poles; thence South 45 deg. east 13 poles to a stone on the West side of branch; the same being 112 feet West of a stone, the old corner of Lot No. 1 in the Coggins Estate, also a corner to Dixon in H. M. Capps' lines; thence South 26 deg. East 34.15 poles to a point, corner of said Capps; thence South 86 deg. East 60.3 poles to a branch, corner to H. M. Capps, also the corner of a tract of land, G. C. and G. A. Coggin conveyed to A. D. Greer, of record in Book 446, Page 426, Register's Office for said County; thence with said branch as follows: South 35 deg. East 3 poles; thence South 70 deg. East 6 poles; thence South 24 poles; thence South 35 deg. East 6 poles, South 10 deg. West 17 poles, South 25 deg. West 6 poles to a point in the road; thence with center of said road as follows: North 52 deg. West 3.6 poles; thence North 48 deg. West 17.76 poles; thence North 38-1/2 deg. West 7.8 poles; thence North 51 deg. West 8.6 poles; thence North 37 deg. West 5.56 poles; thence North 56 deg. West 21.7 poles; thence North 78 deg. West 4.3 poles to the beginning, containing 110.5 acres, more or less.

BEING the same property conveyed to Leslie A. Burns and wife, Margaret D. Burns, by deed from G. A. and G. C. Coggin, of record in Book 2022, Page 260, Register's Office for Davidson County, Tennessee; the said Margaret D. Burns, a former wife of Leslie A. Burns, these parties having been divorced heretofore.

TRACT NO. 2: In the 10th Civil District of said County, beginning at a stone in the South right-of-way line of Tn. Hwy. US 41 or the Springfield & Nashville Pike, a corner of Jennie Coggins; thence with said Hwy 41 as follows: N. 44 deg. W. 31.5 poles, N. 40 deg. W. 15 poles, North 36 deg. W. 15 poles, N. 32 deg. W. 15 poles, N. 29 deg. W. 15 poles, N. 26 deg. W. about 42 poles to a point in the old line;

(continued on attached page)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns/heirs and assigns, forever.

And I do covenant with the said Grantee 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. except that indebtedness as set forth and described hereinabove, which the Grantee has agreed to assume and pay and hold me harmless from any liability thereon.

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

Witness our hand this 30th day of August, 19 75.

(X) Margaret D. Burns

Leslie A. Burns

thence N. 88-1/2 deg. W. 4 poles to a point in the center of the Old Springfield & Nashville Pk., an old corner in Casper Dixon's line; thence with the old pike S. 32 deg. E. 32 poles to a point formerly a culvert, corner to Earnest Greer; thence with a branch as follows: S. 10 deg. W. 13 poles, S. 5 deg. E. 5 poles, S. 40 deg. E. 2 poles, S. 4 poles, S. 28 deg. E. 7 poles, S. 12 deg. E. 10 poles, S. 35 deg. E. 6 poles, S. 70 deg. E. 6 poles, S. 24 poles, S. 26 deg. E. 6 poles, S. 10 deg. W. 17 poles to a point in branch at the edge of a road; thence with the east edge of said road S. 50 deg. E. 12 poles, S. 75 deg. E. 4 poles, S. 58 deg. E. 7 poles to a point in the branch; thence S. 48 deg. E. 8 poles to a point in branch near the pike; thence S. 75 deg. E. crossing the Pike with a branch 22 poles to a stone on the South side of the branch, a corner to J. T. Kemper; thence N. 1-1/2 deg. E. 37 poles to the beginning, containing 20 acres, more or less, by Planimerer calculation after survey in 3-1954 by J. R. Scott.

BEING the same property conveyed to Leslie A. Burns and wife, Margaret Burns, by deed from Robert Russell Birdwell and wife, Pauline Birdwell, of record in Book 2273, Page 603, Register's Office for Davidson County, TEnnessee; the said Margaret Burns, a former wife of Leslie A. Burns, these parties having been divorced heretofore.

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY RUTH BURNS

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of August, 1975.

Mary Ruth Burns Notary Public

Commission Expires 9-12-78

STATE OF Tenn
County of Sumner

Personally appeared before me, Curtis M. Lincoln, Notary Public in and for said County and State, the within named Leslie A. Burns

the bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, this day of May, 1977.

Curtis M. Lincoln, Notary Public

Commission Expires 5-9-77

STATE OF TENNESSEE
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

FELIX A. WILSON REGISTER DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE
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