DAVIDSON COUNTY
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314 PG. 490

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Burcham (NAME)	Fidelity Federal Savings (NAME)	PT 31 - 3.00A
Tract #3 Bluff Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	
Brentwood, Tn 37027 (CITY) (P. O. ZONE) (STATE)	Nashville Tn 37219 (CITY) (ZONE) (STATE)	

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

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

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged

JUN 20 78	CONV	16,900.00			
JUN 20 78	W'DEED		B*	6.00 *	6.00

This Instrument Was Prepared By
Phillips Saindon (emp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Fitts & Johnson Development Company, Inc.

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Gary L. Burcham and wife, Linda L. Burcham, their *heirs and assigns, a certain tract or parcel of land in Davidson County/State of Tennessee, described as follows, to-wit:* and Williamson County,

Tract 3 - Located on Bluff Road, being Tract #3, a parcel of land located in the 16th Civil District of Williamson County, Tennessee, and a portion also in Davidson County.

Beginning at a p.k. nail in the centerline of Bluff Road 543 feet northly of the intersection of Pinkerton Road; thence with a curve to the left having a radius of 384.823 feet 21.95 feet to a p.k. nail; thence north 20° 51' 01" west 178.06 feet to a p.k. nail; thence leaving Bluff Road north 69° 08' 59" east 1090.00 feet to an iron pin; thence south 20° 51' 01" east 200 feet to iron pin; thence south 69° 08' 59" west 1090.68 feet to the point of beginning and containing 5.004 acres more or less.

There will be a 50-foot water utility easement from the centerline of Bluff Road across the entire tract.

Being part of the same property conveyed to Fitts & Johnson Development Company, Inc. from the Bluff Road Investment Limited Partnership of record in Book 309, page 34, Register's Office of Williamson County, Tennessee, and of record in the Register's Office for Davidson County, Tennessee, in Book 5268, page 813.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,900.00

Subscribed and sworn to before me, this the 13 day of June, 19 78

Affiant

My commission expires: [illegible]

Notary Public

(Affix Seal)

[redacted]

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The above described property is conveyed subject to the following restrictions:

1. No mobile homes or temporary living quarters.
2. All homes with attached garage shall have at least 1400 square feet of living area excluding garage area.
3. Homes with no attached garage shall have at least 1600 square feet of living area.
4. Tracts may not be resubdivided unless there is a minimum of 200 feet road frontage.

unimproved (X)
This is improved ( ) property, known as Tract #3 (House Number) / Bluff (Street) Road Brentwood (P. O. Address:) Tennessee 37027 (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 Gary L. Burcham and wife, Linda L. Burcham, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Gary L. Burcham and wife, Linda L. Burcham, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Fitts & Johnson Development Company, Inc. *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Gary L. Burcham and wife, Linda L. Burcham, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12 *day of* June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FITTS & JOHNSON DEVELOPMENT COMPANY, INC.

ATTEST BY:

Samuel D. Fitts
Secretary

BY: Paul E. Johnson
President

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STATE OF TENNESSEE
DAVIDSON County

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and Samuel P. Fitts, with whom I am personally acquainted and who upon {their several oaths / xxxxx} acknowledged {themselves / xxxxx} to be the President and Secretary respectively of the Fitts & Johnson Development Company, Inc. the within named bargainor, a corporation, and that {they / xxx} as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Paul E. Johnson as such President and attesting the same by the said Samuel P. Fitts as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 12th day of June, 19 78

My commission expires [illegible]

[illegible] Notary Public

NOTARY PUBLIC AT LARGE

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.....

E 7.2296

IDENTIF. REFERENCE

FELIX WILSON REGISTER DAVIDSON COUNTY, TENN.

JUN 20 3 46 PM '78

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*.....

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record this 15 day of June 19 78
at 11:50 o'clock A M Noted in Note Book 67 page 59
and Recorded in Book No. 314 page 490
Paid 43.44 Fee .50 Recording Fee 1.00 Total 50.44
Receipt No. 44232 Witness my hand

Commission Expires..... *Notary Public*

[signature] Register