658 09/27 226.98- CHECK

WARRANTY DEED

BOOK 5505 PAGE 695

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,800.00

James E Burnes et ux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF September, 19 79

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: Oct. 27, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. BURNES, et ux (NAME)	EXCHANGE BOND & MORTGAGE CORP. (NAME)	18
Rt. 4, Brick Church Pk. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	63
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	10D 29150

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, DR. JAMES S. HASTIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. BURNES and wife, BONNIE M. BURNES

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:

A certain tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by R. L. Montoya dated September 20, 1979, as follows:

Beginning at a concrete monument in the common boundary line between this property and land now or formerly owned by J. P. Stamper, said monument being the northwest corner of the property herein described: thence North 83 degrees 17' 09" East 494.88 feet to an iron pin; thence, South 6 degrees 01' 42" West 380.0 feet to an iron pin; thence South 81 degrees 07' 10" West 47.29 feet to a point; thence North 86 degrees 23' 20" West 497.75 feet to an iron pin; thence North 18 degrees 34' 41" East 270.75 feet to a point; thence North 8 degrees 09' 28" East 39.75 feet to the point of beginning, containing 4.01 acres more or less.

Being a part of the same property conveyed to Dr. James S. Hastie by deed from James R. Kniffen, Trustee, of record in Book 5066, page 711, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for ingress and egress retained by Phillip Durham, his heirs and assigns, of record in Book 5066 page 711, described as follows:

Said Easement is 12 feet more or less in width and the centerline of said easement runs as follows: Beginning at a point 55 feet west of the northeast corner of subject property and in the common boundary of subject property and the property of Phillip Durham; thence with a concrete drive South 62 degrees 37' West 50 feet; thence northwesterly 70 feet more or less to the aforesaid common boundary line.

Grantor further conveys to Grantees a permanent easement for ingress and egress 12 feet in width as shown on a survey by McConnell Engineering dated February 26, 1976, and described as follows:

Beginning at a point in the southerly right-of-way of Brick Church Pike, said point being 80 feet, more or less, East of a concrete monument

unimproved ( )
This is improved (X) property, known as Route 4, Brick Church Pike, Goodlettsville, Tn.
(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 my hand this 20th day of September, 19 79

Dr. James S. Hastie

DR. JAMES S. HASTIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5505 PAGE 696

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dr. James S. Hastie

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

Witness my hand and official seal at Goodlettsville, Tennessee this 20th day of September, 19 79

Commission Expires October 17, 1982 Notary Public

STATE OF
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 purpose 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

DESCRIPTION CONTINUED . . . . . .

known as the common corners of Tract No. 1 and Tract No. 2 of said survey thence leaving the southerly right-of-way of said pike along the tangent lines of said drive as follows: South 0 degrees 12' East 107.9 feet to a point; thence North 85 degrees 37' West through the common lines of Tract No. 1 and Tract No. 2 235.0 feet to a point; thence South 68 degrees 06' West 534.5 feet to a point; thence South 35 degrees 27 minutes East 294.2 feet to a point; thence South 20 degrees 22' West 172.8 feet to a point; thence South 40 degrees 15' West 118.3 feet to a point; thence through the common lines of Tract No. 2 and 4.37 Acre Tract known as Tract No. 3, South 27 degrees 26' West 110.0 feet to a point; thence South 50 degrees 15' West 135.7 feet to a point; thence South 20 degrees 10' East 246.6 feet to a point; thence South 62 degrees 37' West through the common lines of Tract No. 3 and 4.01 acre tract known as Tract No. 4 50.0 feet to the point of ending.

WARRANTY DEED

FROM
DR. JAMES S. HASTIE

TO
JAMES E. BURNES, et ux

F-54533

IDENTIF. REFERENCE

SEP 27 9 50 AM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5505 PAGE 697

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

84800.00- CO
220.48 CO TX
.50 PRFEE
6.00 WDEED
CHECK 246.98-
4658A09/27/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 5 4 5 3 3

IDENTIF. REFERENCE

SEP 27 9 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 714868