STATE OF TENNESSEE

105-14-86
132-11-39
183 3/4 acq

This instrument prepared by:
Alexander B. Buchanan, Esq.
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

DEED

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Send tax bills to new owner as follows:	Address of property:
Don Miley Keirns 799 Elysian Fields Road Nashville, Tennessee 37204	1. 799 Elysian Fields Road Nashville, Tennessee 37204 2. 2220 Eighth Avenue, South Nashville, Tennessee 37204 3. Battle & Old Hickory Boulevard Antioch, Tennessee

PURSUANT TO Decree of the Fourth Circuit Court for Davidson County, Tennessee, heard on July 15, 1980, in Case No. 97168, entitled Susan Elizabeth Masterson Keirns vs. Don Miley Keirns, and for good and valuable consideration, I, SUSAN ELIZABETH MASTERSON, hereby transfer and convey unto DON MILEY KEIRNS, all my right, title and interest in and to the following real estate situated in Nashville, Davidson County, Tennessee, described as follows:

1. Being Lot No. 8 on the Map of Elysian Fields, Section One, as of record in Book 1424, page 81, Register's Office for Davidson County, Tennessee.

   Said Lot No. 8 fronts 335 feet on the southwesterly side of Elysian Fields Road and runs back 231.4 feet on the northwesterly line and 410 feet on the southeasterly line, to a dead line in the rear, measuring 371.1 feet thereon.

   Being the same property conveyed to Don Miley Keirns and wife, Susan Elizabeth Masterson Keirns, by deed from John H. Noel, III and wife, Karen D. Noel, of record in Book 4899, page 491, Register's Office for Davidson County, Tennessee.

2. Being Lot No. 5 of Block No. 4 in the Subdivision of Blocks Nos. 1 to 8 inclusive of Yarbrough's Woodland Plan, as of record in Book 57, page 155, Register's Office for Davidson County, Tennessee.

   Said Lot No. 5 fronts 50 feet on the easterly side of 8th Avenue South, and runs back between parallel lines, 165 feet to an alley.

   Being the same property conveyed to Don Miley Keirns and wife, Susan Elizabeth Masterson Keirns, by deed from ARTA Productions, Inc. of record in Book 5220, page 722, Register's Office for Davidson County, Tennessee.

3. Parcel 1:
Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 6, on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Old Hickory Blvd. on the West by Edwards and Harris, on the South by Burkitt's Tract No. 8, on the East by Burkitt's Tract No. 7.

BEGINNING at a fence post in the south margin of Old Hickory Blvd. said point being Edward and Harris's northeast corner; thence with the south margin of Old Hickory Blvd., with the four following calls: N 40° 35' E 263 feet; N 44° E 168 feet; N 49° E 100 feet and N 67° 15' E 225 feet to an iron pin; thence with a new staked line S 8° 20' W 831 feet to an iron pin; thence with a new staked line N 84° 5' W 512 feet to an iron pin in Edwards and Harris's east fence line; thence with said fence line N 5° 30' E 310 feet to the point of beginning, containing 7.38 acres, more or less.

Parcel 2:
Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 7 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Old Hickory Blvd., on the West by Burkitt's Tract No. 6, on the South by Burkitt's Tract No. 8, on the East by Battle Road.

COMMENCING at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road N 34° 35' W 667 feet, and N 6° 45' E 1210 feet to the point of beginning; thence with a new staked line N 84° 5' W 409 feet to an iron pin; thence with a new staked line N 8° 20' E 831 feet to an iron pin in the south margin of Old Hickory Blvd.; thence with the south margin of Old Hickory Blvd., with the four following calls: N 67° 15' E 40 feet; N 71° E 100 feet; N 31° 30' E 50 feet; N 86° 30' E 211 feet; thence S 31° 45' E 32.4 feet to a point in the west margin of Battle Road; thence with the west margin S 7° 15' W 626 feet, and S 6° 45' W 290 feet to the point of beginning, containing 8.35 acres, more or less.

Parcel 3:
Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 8 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Tract's 6 and 7; on the west by Edwards and Harris, on the South by Burkitt's Tract No. 9, on the East by Battle Road.

COMMENCING at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road N 34° 35' W 667 feet; and N 6° 45' E 910 feet to the point of beginning; thence with a new staked line N 84° 5' W 921 feet to an iron pin in Edwards and Harris' east fence line; thence with said fence line N 5° 30' East 300 feet to an iron pin; thence with a new staked line S 84° 5' E 921 feet to an iron pin in the west margin of Battle Road; thence with the west margin S 6° 45' W 300 feet to the point of beginning, containing 6.33 acres more or less.

Parcel 4:
Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 9 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Burkitt's Tract No. 8 and Edwards and Harris; on the West by Burkitt's Tract No. 4 and Edwards and Harris; on the South by Burkitt's Tract No. 10; on the East by Battle Road.

COMMENCING at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road N 34° 35' W 667 feet, and N 6° 45' E 685 feet to the point of beginning; thence with a new staked line N 84° W 1122 feet to an iron pin; thence N 6° 45' E 134 feet to an iron pin in a fence line; thence with said fence line S 85° 15' E 204 feet; thence N 5° 30' E 86 feet to an iron pin; thence with a new staked line S 84° 5' E 921 feet to an iron pin in the west margin of Battle Road; thence with the west margin of Battle Road S 6° 45' W 225 feet to the point of beginning, containing 5.35 acres, more or less.

Parcel 5:
Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 10 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Burkitt's Tract No. 9; on the East by Battle Road; on the South by Burkitt's Tract No. 11; on the West by Burkitt's Tract No. 4.

COMMENCING at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road, N 34° 35' W 667 feet; and N 6° 45' E 485 feet to the point of beginning; thence with a new staked line N 84° W 1122 feet to an iron pin; thence N 6° 45' E 199.3 feet to an iron pin; thence with a new staked line S 84° E 1122 feet to an iron pin in the west margin of Battle Road; thence with the west margin of Battle Road, S 6° 45' W 200 feet to the point of beginning, containing 5.12 acres, more or less.

BEING the same property conveyed to Don Miley Keirns and wife, Susan Elizabeth Masterson Keirns, by deed from Louise Burkitt, H. J. Burkitt, L. H. Burkitt, Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt, of record in Book 5034, page 543, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto said Don Miley Keirns, his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, I have executed this instrument this 15th day of July, 1980.

Susan Elizabeth Masterson
SUSAN ELIZABETH MASTERSON

STATE OF TENNESSEE)

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Bonnie L. Gleaves, a Notary Public within and for said State and County, the within named Susan Elizabeth Masterson with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1980.

Bonnie L. Gleaves
Notary Public

My commission expires: Dec. 15, 1980

STATE OF TENNESSEE

COUNTY OF DAVIDSON

ALEXANDER B. BUCHANAN, being first duly sworn, makes oath that the property transferred in the above Deed was previously owned as tenants by the entireties.

Alexander B Buchanan
ALEXANDER B. BUCHANAN

Sworn to and subscribed before me, a Notary Public, this 15th day of July, 1980.

Bonnie L. Gleaves
Notary Public

My commission expires: Dec. 15, 1980

RUSH

IDENTIF. REFERENCE

Jul 15 4 19 PM '80

FELIX Z. ROSS JR. REGISTER
DAVIDSON COUNTY, TENN.

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