Full
#3

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Charles Lee Burt, Jr. 3123 Ivy Point Rd. Goodlettsville, TN 37072	New Owner	Map 10 Parcel 37 10D-17150

WARRANTY DEED

BOOK 6526 PAGE 497

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, John W. Peters, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Charles Lee Burt, Jr., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey dated August 30, 1979, by William M. Keel, Surveyor No. 990, as follows:

Beginning at a spike in the center of Ivy Point Road, said spike being the southwest corner of the property conveyed to Henry N. Reasoner by deed from Lenora Baxter and Leonard Baxter of record in Book 1046, page 564, of the Register's Office for Davidson County; thence, with the centerline of Ivy Point Road, North 63 degrees 45' West 170.7 feet to a spike; thence leaving said road, North 27 degrees 30' East 414 feet to an iron pin North 45 degrees 50' West 100 feet to an iron pin, North 5 degrees 50' East 45 feet to an iron pin, North 23 degrees 20' East 78 feet to an iron pin, North 41 degrees 40' East 200 feet to an iron pin, North 41 degrees 20' East 71 feet to an iron pin, North 18 degrees 50' East 362 feet to an iron pin, North 52 degrees 30' West 418 feet to an iron pin in the easterly line of the property conveyed to Samuel Leon Spencer and wife, Sophia Knight Spencer, by deed from Wilson Gregory and wife, Eddean Gregory, of record in Book 4308, page 761, of the Register's Office for Davidson County; thence, with Spencer's eastern line, North 0 degrees 58' West 1438 feet to an iron pin; thence south 87 degrees 20' East 614.5 feet to an an iron pin in an old fence; thence, with said fence, South 2 degrees 45' West 2,388.6 feet to an iron pin, said point being Reasoner's northeast corner, thence with Reasoner's line, North 62 degrees 30' West 250 feet to an iron pin, South 27 degrees 30' West 649 feet to the point of beginning, containing 29.23 acres, more or less.

Being the same property conveyed to John W. Peters by deed from James D. Barry and wife, Dorothy E. Barry, of record in Book 5857, page 376, said Register's Office.

The Contract of Sale survives the closing.

Grantee, his heirs and assigns, hereby agrees that no dirt or timber will be sold or removed from the property herein-described without permission from the first and second mortgage holders as long as their respective mortgages remain unpaid. Said first mortgage is secured by a deed of trust of record in Book 5857, Page 376, said Register's Office, and said second mortgage is secured by a deed of trust being filed simultaneously with this deed.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

CHECK

This is improved property known as 3123 Ivy Point Road, Goodlettsville,TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Charles Lee Burt, Jr., unmarried, his heirs and assigns forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good right to convey it and that the same

is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 1st day of April, 1985.

John W. Peters

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Peters, unmarried, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 1st day of April, 1985.

NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,500.00.

Affiant

Subscribed and sworn to before me this the 1st day of April, 1985.

NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

IDENTIF. REFERENCE 1:94.2.06

APR 4 9 24 AM '85
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

40500.00- CAMT.
105.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 111.80-
4997A04/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 2 0 6

IDENTIF. REFERENCE

APR 4 9 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122018