file box 8/jc

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Marvin E. Buck, Jr.
4012 Oxbow Drive
Nashville, TN 37207

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
Part of 30-115
Part of 14D-09640

**WARRANTY DEED**

BOOK 7546 PAGE 926

8198 05/18 0101 03CHECK

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, B. M. Burnham, Jr., and wife, Mary Lee Burnham

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marvin E. Buck, Jr., and wife, Virginia Faye Buck

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, described according to a boundary survey made by Frank V. Neeley, Tennessee No. 1493, of M & K, Inc., dated April, 1988, as follows:

In order to determine the true point of beginning, begin at a point in the northeasterly margin of Simpkins Road, the same being a common corner of the property conveyed to Robert Wayne Tharp and wife, Deborah L. Tharp by deed of record in Book 7546, page 919, said Register's Office, and the property conveyed to James Dwight Brewer and wife, Deborah L. Brewer by deed of record in Book 5343, page 225, said Register's Office; thence N 63 degrees 05 minutes 27 seconds E 717.11 feet to the true point of beginning, the same being the northeast corner of the above referenced Tharp property; thence N 77 degrees 14 minutes 47 seconds W 523.01 feet to a point; thence N 49 degrees 05 minutes 46 seconds W 213.61 feet to a point; thence N 61 degrees 13 minutes 43 seconds E passing a log cabin at 217.80 feet; thence N 80 degrees 01 minutes 22 seconds E 726.66 feet to a point; thence S 09 degrees 58 minutes 44 seconds E 341.88 feet to a point; thence S 63 degrees 05 minutes 27 seconds W 330.00 feet to the true point of beginning.

BEING part of the same property conveyed to B. M. Burnham, Jr., and wife, Mary Lee Burnham by deeds from Maurice R. Bachlotte and wife, Gladys F. Bachlotte of record in Book 4579, page 383, and Book 4579, page 381, both in the Register's Office for Davidson County, Tennessee. **

**CONTINUED ON BACK PAGE

This is (un)improved property, known as Simpkins Road, Whites Creek, TN 37189.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of May, 1988.

Mary Lee Burnham
Mary Lee Burnham

B. M. Burnham, Jr.
B. M. Burnham, Jr.

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 17th day of May, 1988, before me personally appeared B. M. Burnham, Jr., and Mary Lee Burnham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7546 PAGE 927

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

FILED
MAY 18 10 20 AM '88
WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 1 4 4 0

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 19,950.00.

Marvin E. Buck Jr.
Affiant

Subscribed and sworn to before me, this the 17th day of May, 19 88.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE

**CONTINUED FROM FRONT PAGE

**GRANT OF EASEMENT**

Grantor hereby grants to Grantee, Grantee's heirs and assigns, an easement across other property of the Grantor adjoining the property conveyed herein along its southwesterly boundary, which adjoining property is being conveyed by Deed of even date herewith to Robert Wayne Tharp and wife, Deborah L. Tharp, the dimensions of said easement being described as follows:

BEGINNING at an iron pin in the northeasterly right-of-way of Simpkins Road, said point being located approximately 126.81 feet north 51° 10' 15" west along the right-of-way of Simpkins Road from the northwesterly corner of property conveyed to James Dwight Brewer et ux by Deed in Book 5343, Page 225, said Register's Office; thence with the right-of-way of Simpkins Road north 51° 10' 15" west 31.33 feet to an iron pin; thence north 22° 5' 26" east 197.43 feet to an iron pin; thence north 39° 29' 46" east 235.92 feet to an iron pin, the southwesterly boundary of the property conveyed by this Deed; thence with said boundary south 49° 5' 46" east 30 feet to an iron pin; thence south 39° 29' 46" west 230.59 feet to an iron pin; thence south 22° 5' 26" west 201.86 feet to the point of BEGINNING.

The easement granted hereby is declared to be appurtenant to the property conveyed by this Deed and shall run with the land. Said easement is for the purpose of ingress and egress to and from the land conveyed by this Deed and for installation and maintenance of such utilities as may be necessary or advisable, including but not limited to, electricity, water, gas and telephone service, and for such other uses or purposes as may be reasonable or necessary in connecting the property herein conveyed to the public road.

**WARRANTY DEED**

from:

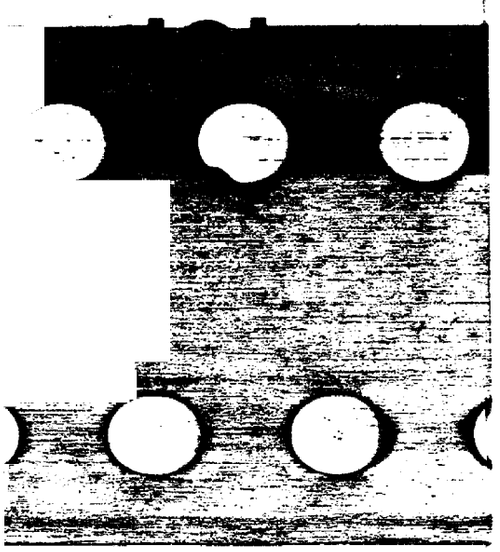
B. M. BURNHAM, JR.,
AND WIFE, MARY LEE BURNHAM

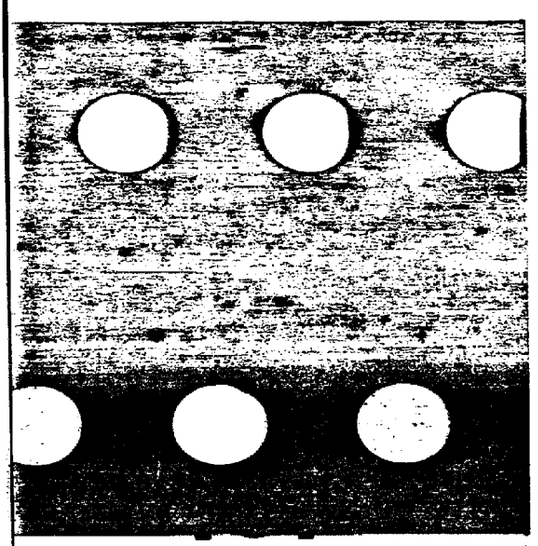
to:

MARVIN E. BUCK, JR., AND
WIFE, VIRGINIA FAYE BUCK

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27533





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7546 PAGE 928

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 19950.00
CON TX 55.72
PRFEE 0.50
MDEED 6.00
TOTAL 62.22
CHECK 62.22

05/18/88 01 10:20 0001 8198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3144Q

IDENTIFICATION REFERENCE

MAY 18 10 20 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 92397