File 23

File No: _____

BOOK 8017 PAGE 652

Address New Owner:	Send Tax Bills To:	Map/Parcel
Dale M. Garrett, etux	Same	Map 74
1913 Neele Bend Rd		Par 11 40
Madison, TN 37115		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, HELEN C. BURKS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said DALE M. GARRETT and wife, E. MARIE GARRETT, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> See the attached EXHIBIT "A" (which is hereby incorporated by reference as though fully copied verbatim herein.)

Grantor hereby grants and transfers two easements running with the land for the benefit of the herein-described Tract No. 1, for the existing water line, electric power line and telephone line presently serving this Tract No. 1 (as shown on the survey attached hereto as EXHIBIT "B"), being more particularly described as follows:

Easement No. 1:

Beginning at the northwest corner of Tract No. 3, corner to this Tract No. 1 at the easterly right-of-way of Neely's Bend Road; thence with the north line, North 68 degrees 37 minutes 48 seconds East, 88 feet to a point; thence severing Tract No. 3 and parallel to existing overhead power line and approximately 5 feet south of said line, South 51 degrees 15 minutes 55 seconds West, 93.70 feet to a point on the easterly right-of-way line of Neeley's Bend Road; thence with the easterly right-of-way line of Neeley's Bend Road, North 18 degrees 27 minutes 08 seconds West, 28 feet to the point of beginning.

Easement No. 2:

Beginning at the northeast corner of Tract No. 3, also corner of this Tract No. 1; thence with the common line between tracts 1 and 3, South 16 degrees 52 minutes 11 seconds East, 50 feet to a point; thence South 80 degrees 50 minutes West, 173.0 feet; thence South 63 degrees 54 minutes West, 248.8 feet to a point in the common line between Tracts 1 and 3; thence with said common line, North 26 degrees 14 minutes 24 seconds East, 50 feet to an iron pin; thence North 68 degrees 37 minutes 08 seconds East, 384.00 feet to the point of beginning.

Said easements shall run with the land, inuring to the benefit of the within Grantees, their heirs, successors, assigns and transferees, only until said existing water line, electric power line and telephone line (hereinafter referred to as "lines") are replaced, removed and/or permanently disconnected. This does not preclude the repair and maintenance of said lines. The intent of the parties is to preserve the use of the present lines until either or both are replaced and/or

improvements are made in these lines. At that time, the line or lines affected shall be relocated on this Tract No. 1 or relocated by agreement of the present owners of this Tract and Tract No. 3, and the affected easement(s) shall then be extinguished. These easements are exclusively for the reasonable use, maintenance and repair of said lines. The owners of Tract No. 2 (that adjoins this Tract No. 1) shall have no rights to these easements.

Being part of the same property conveyed to Helen C. Burks, by deed from Harry McNutt, Trustee, of record in Book 6309, page 874, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to James W. Burks and wife, Helen C. Burks by deed from James C. Trivett, of record in Book 4741, page 953, said Register's Office.

James W. Burks, husband of Helen C. Burks, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to him by virtue of his marriage to Helen C. Burks, and (ii) waiving, renouncing and quitclaiming to grantee any dower, elective share, exemption rights or other rights which he may have or which are provided for by law in the premises hereby conveyed.

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

This is improved property known as 1913 Neelys Bend Road, Madison, TN. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DALE M. GARRETT and wife, E. MARIE GARRETT, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

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

Whenever 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 our hands on this 3rd day of ~~December~~ JAN., ~~1989.~~ 1990

James W. Burks
JAMES W. BURKS

Helen C. Burks
HELEN C. BURKS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

E. Marie Hamett
AFFIANT

Sworn to and subscribed before me this 3rd day of JAN., 1990.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen C. Burks and husband, James W. Burks, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of JAN., 1990.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-3-92.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

9734 01/03 0101 03CHECK 577.00

93512

IDENTIFICATION REFERENCE

JAN 3 11 46 AM '90

DAVIDSON COUNTY, TN

EXHIBIT "A"

89-181RF.#1
12/4/89

PROPERTY DESCRIPTION - TRACT NO. 1

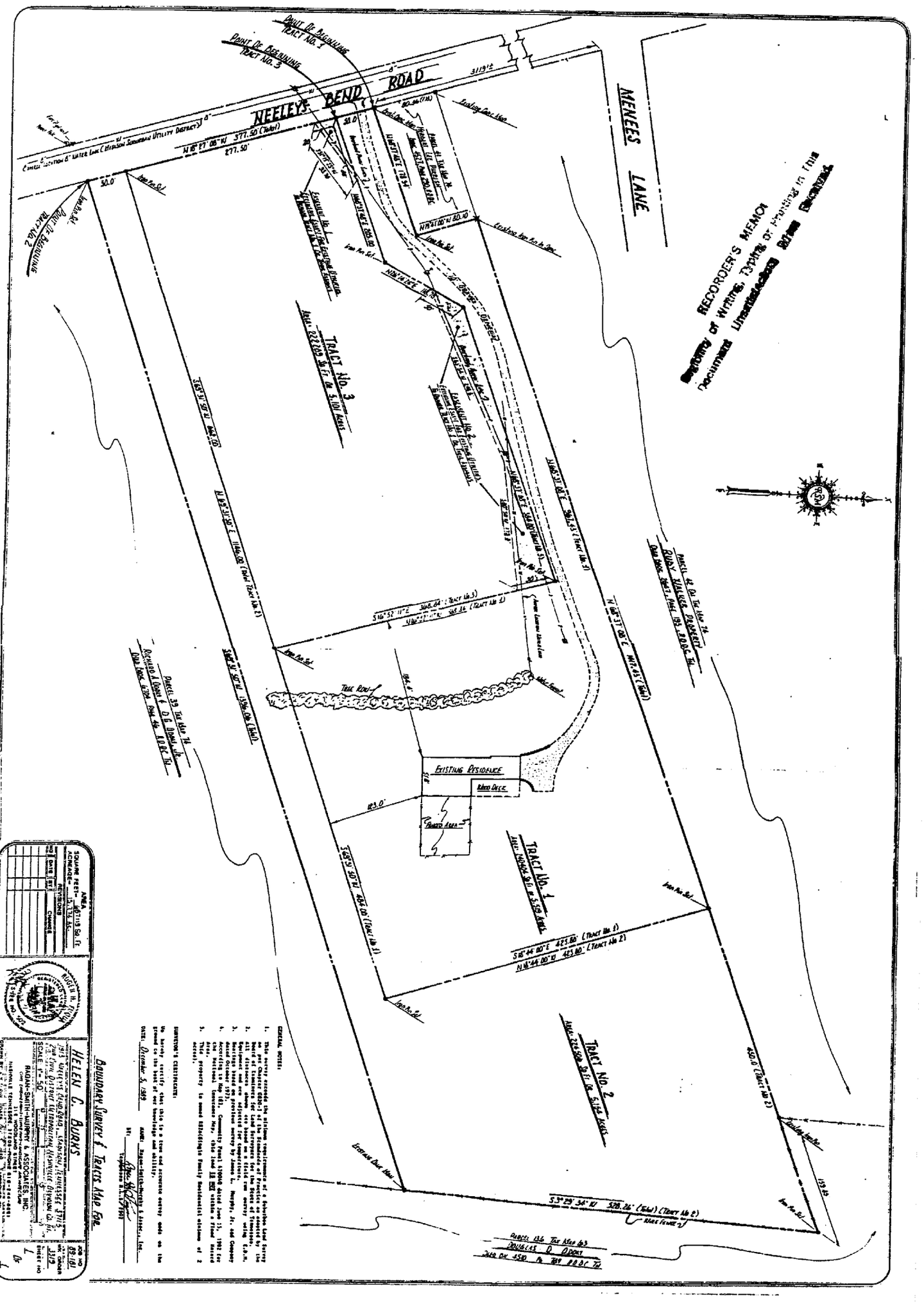
A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being a part of Parcel 40 on Tax Map 74 and being more particularly described according to a survey* by Ragan-Smith-Murphy & Associates, Inc. dated December 5, 1989, Job No. 89-181 as follows:

Beginning at an existing concrete monument on the easterly right-of-way line of Neeley's Bend Road at the northwesterly corner of the overall tract of which this is a part and also the southwesterly corner of Parcel 41 owned by Herbert Lee Parrish, Deed Book 4527, page 290, R.O.D.C., Tennessee, said point also being 3,119 feet, more or less, southeasterly from the southerly right-of-way line of Menees Lane; thence,

1. With the south line of Parcel 41, N 68° 37' 48" E, 178.94 feet to an iron pin set; thence,
2. With the easterly line of Parcel 41, N 19° 41' 00" W, 80.10 feet to an existing iron pin set in concrete in the south line of Parcel 42, owned by Ruby Walker by Deed Book 2647, page 193, R.O.D.C., Tennessee; thence,
3. With the south line of Parcel 42, N 68° 37' 08" E, 967.43 feet to an iron pin set at the common corner of Tracts 1 and 2 of this survey; thence,
4. With the common lineof Tracts 1 and 2, S 18° 44' 00" E, 425.80 feet to an iron pin set; thence,
5. Continuing with the common line of Tracts 1 and 2, S 69° 31' 50" W, 484.00 feet to an iron pin set at the common corner of Tracts 1 and 3 of this survey; thence,
6. With the common line between Tracts 1 and 3, N 16° 52' 11" w, 368.84 feet to an iron pin set; thence,
7. S 68° 37' 08" W, 384.00 feet to an iron pin set; thence,
8. S 26° 14' 24" W, 118.78 feet to an iron pin set; thence,
9. S 68° 37' 48" W, 205.00 feet to an iron pin set on the easterly right-of-way line of Neeley's Bend Road; thence,
10. With the easterly right-of-way line of Neeley's Bend Road, N 18° 27' 08" W, 50.00 feet to the point of beginning and containing 240,404 square feet or 5.519 acres.

* attached hereto as EXHIBIT "B"

EXHIBIT "B"



BOUNDARY SURVEY & TRACTS MAP FOR

HELEN C. BURNS

3813 Neeleys Bend Road, Madison, Tennessee 37115

Civil District 12 Davidson County, Tennessee

SCALE 1" = 50'

DATE December 5, 1989

REVISIONS

NO	DATE	BY	CHANGE

AREA
SQUARE FEET= 667119 Sq. Ft.
ACREAGE= 15.324 Ac.

GENERAL NOTES:

1. This survey exceeds the minimum requirements of a Suburban Land Survey as set forth by the Tennessee Land Surveyors Regulations as promulgated by the State Board of Examiners for Land Surveyors. The ratio of precision of all distances shown are based on a field run survey using E.D.M. Equipment and are adjusted for temperature.
2. Bearings shown hereon are based on a previous survey by Jimmy L. Murphy, Jr. and Company dated October 1972.
3. According to Map 101, Community Panel 470040 dated June 15, 1982 the property is located within a Flood Hazard area.
4. This property is zoned AR2a(Single Family Residential minimum of 2 acres).

SURVEYOR'S CERTIFICATE:

We hereby certify that this is a true and accurate survey made on the ground on the best of our knowledge and ability.

DATE: December 5, 1989 NAME: Regan-Smith-Murray & Assoc., Inc.

BY: _____
Registered R.L.S.#1393

ROGER H. MURRAY
No. 1393
LICENSED
LAND SURVEYOR
STATE OF TENNESSEE

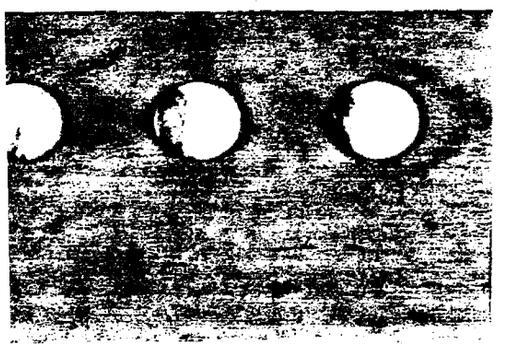
REGAN-SMITH-MURRAY & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
NASHVILLE, TENNESSEE 37203 1101 KERMIT DRIVE 615-244-8591

JOB NO. 89-180
DWG. NO. 3812
SHEET NO. 1 OF 1

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 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 170000.00
CON TX 561.00
PRFEE 1.00
WDEED 15.00
TOTAL 577.00
CHECK ~~577.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~12-47 0001 9734~~

93512

IDENTIFICATION REFERENCE

JAN 3 11 46 AM '90

DAVIDSON COUNTY, TN

No. 280890