BK 17

BOOK 8267 PAGE 753

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Yon H. Burton	Same	Map 127
1610 CHURCH ST		Parcel 11
NASHVILLE, TN. 37203		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Madison Smith and wife, Ada T. Smith

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Yon H. Burton

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of Buffalo Road at the northwest corner of that parcel of land conveyed to Randall R. Stutts of record in Deed Book 7634, page 876, R.O.D.C., Tennessee; thence, with the westerly line of said conveyance, S 22 deg. 49' 09" E, passing an iron pin set at 25.00 feet, a total distance of 734.95 feet to an iron pin found; thence, with the westerly line of Deerwood Estates of record in Plat Book 5200, page 220, R.O.D.C., Tennessee, S 23 deg. 05' 16" E, 842.69 feet to a concrete monument found; thence, with the northerly line of that parcel of land conveyed to Frank O. Bates and Mattie Lou Resha of record in Deed Book 7872, page 826, R.O.D.C., Tennessee, N 87 deg. 38' 44" W, 700.54 feet to an iron pin found; thence, with the northerly line of Huntwick Estates of record in Plat Book 4860, page 90, R.O.D.C., Tennessee, N 89 deg. 18' 47" W, 379.64 feet to an iron pin set; thence, with a common line of that parcel of land conveyed to Edward D. Underwood of record in Deed Book 3570, page 255, R.O.D.C., Tennessee, N 02 deg. 39' 02" E, 378.00 feet to an iron pin set; thence, with a common line of said conveyance to Underwood, N 20 deg. 50' 31" W, passing an iron pin set at 693.17 feet, a total distance of 718.17 feet to a point in the center of Buffalo Road; thence with the center of Buffalo Road, N 60 deg. 19' 58" E, 236.94 feet; thence, with the center of Buffalo Road, N 63 deg. 29' 29" E, 461.63 feet; thence, with the center of Buffalo Road, N 60 deg. 24' 49" E, 95.60 feet to the point of beginning and containing 25.907 acres of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee, dated December 3, 1990.

Being part of the same property conveyed to Madison Smith and wife, Ada T. Smith by deed from George W. Nordhaus and wife, Katherine E. Nordhaus of record in Book 3954, page 114, Register's Office for Davidson County, Tennessee.

unimproved X
This is improved ( ) property, known as _____

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 assigns, to warrant and defend title 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 27th day of December, 1990.

MADISON SMITH

Ada T. Smith
ADA T. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madison Smith, the within named 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 Nashville, Tennessee, this 27th day of December, 1990.

My Commission Expires:
12-25-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ada T. Smith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 1990.

My Commission Expires:
My Commission Expires March 11, 1991

Cynthia K. Lawson
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $78,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of ~~December, 1990.~~ January 1991

My Commission Expires:

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

8301 4 IDENTIF. REFERENCE JAN 2 4 48 PM '91 FELIX A. WILSON REGISTER DAVIDSON COUNTY, TN.

1991 01/02 0101 CHECK 264.40

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 755

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 78000.00
				CON TX 257.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 264.40
				CHECK 264.40

01/02/91 01 14:47 0001 1987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83014

IDENTIF. REFERENCE

JAN 2 2 48 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385902