THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
George R. Burton, et ux 4990 Clarksville Highway Whites Creek, TN 37189	Same as New Owner	Map 48 Parcel 176 Field Book No. 14D 08630

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES W. LARKIN, JR., joined by his wife, JUDY D. LARKIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GEORGE R. BURTON and wife, MILDRED C. BURTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the northerly margin of Burton Hollow Road, the SW corner of this tract and the SE corner of Tract No. 3, thence along the common line of said tracts as follows: N 8 deg. 45' 45" E 754.41 feet; N 83 deg. 06' 32" W 1,209.53 feet; S 7 deg. 0' 05" W 1,131.52 feet; N 87 deg. 29' 43" E 121.80 feet; S 42 deg. 17' 32" W 310.96 feet; S 10 deg. 36' 44" E 320.49 feet; S 23 deg. 33' 03" W 151.52 feet; S 33 deg. 03' 07" W 182.22 feet and S 81 deg. 26' 11" E 493.16 feet to a point in the westerly margin of a 50-foot public utility and access easement; thence along said margin as follows: S 8 deg. 33' 49" W 123.31 feet; thence along a curve to the left, having a radius of 175.0 feet, a distance of 100.66 feet, thence S 29 deg. 53' 11" E 15.56 feet; thence along a curve to the right, having a radius of 150.0 feet, a distance of 132.37 feet; thence S 20 deg. 40' 28" W 396.54 feet to a point; thence along a curve to the right, having a radius of 165.0 feet, a distance of 132.37 feet; thence along a curve to the right, having a radius of 100.0 a distance of 58.57 feet; thence along a curve to the left in a cul-de-sac, a distance of 86.98 feet to a point, the SE corner of this tract and a NE corner of Tract No. 4; thence along the common line of said two tracts, N 85 deg. 13' 56" W 595.50 feet to a point, a SW corner of this tract; thence, leaving said Tract No. 4, N 3 deg. 56' 35" W 509.36 feet to a point in Judd's line; thence with said Judd's line N 57 deg. 03' 18" E 363.0 feet; N 10 deg. 33' 12" E 263.97 feet; and with the next six calls as follows: N 33 deg. 00' 07" E. 198.0 feet; N 23 deg. 33' 03" E 132.00 feet; N 10 deg. 36' 44" W 330.0 feet; N 42 deg. 17' 32" E 359.27 feet; S 87 deg. 29' 43" E 99.01 feet; and N 7 deg. 0' 05" E 1,133.21 feet to a point, Buchanan's Corner; thence with Buchanan's line, S 83 deg. 06' 32" E 1,311.19 feet to a point in O.R. Graves' line; thence with Graves' line S 8 deg. 45' 45" W 790.67 feet to a point in the northerly margin of Burton Hollow Road; thence with said margin S 81 deg. 38' 23" W 52.32 feet to the point of beginning, containing 17.43 acres, more or less, and being Tract No. 1 on the Division of the Jesse F. Burton Estate prepared by Southern Land Surveying, Co., Inc. dated February 6, 1973.

Being the same property conveyed to James W. Larkin, Jr. by Quitclaim Deed from James W. Larkin, Sr., and wife, Catherine H. Larkin, of record in Book 5981, page 525, and correcting Quitclaim Deed of record in Book 5630, page 193, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE are two tracts of land previously conveyed by the GRANTORS predecessor in title-a 2.60 acre tract previously conveyed by deed of record in Book 5584, page 724, said Register's Office, and a tract containing 1.99 acres previously conveyed by deed of record in Book 5584, page 722, said Register's Office, to which deeds reference is hereby made for a more complete and accurate description of the metes and bounds of said tracts.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1992 State & County real property taxes, which are a lien but not yet due and payable, which are a lien but not yet due and payable and which will be paid in full by the GRANTEES, without proration, when due.

2. All easements, rights of way, restrictions and other matters appearing of record in the Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JUDY D. LARKIN, wife of JAMES W. LARKIN, JR., joins in this conveyance to convey any and all right, title or interest which she may have in the real property hereinabove described, marital or otherwise, but she makes no warranties, whatsoever, with respect to this conveyance.

WITNESS our hands on this the 26th day of June, 1992.

"GRANTORS"

James W. Larkin, Jr.

JAMES W. LARKIN, JR.

Judy D. Larkin

JUDY D. LARKIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. LARKIN, JR. and wife, JUDY D. LARKIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 26th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

George R Burton
Affiant

Sworn to and subscribed before me, this the 26th day of June, 1992.

NOTARY PUBLIC

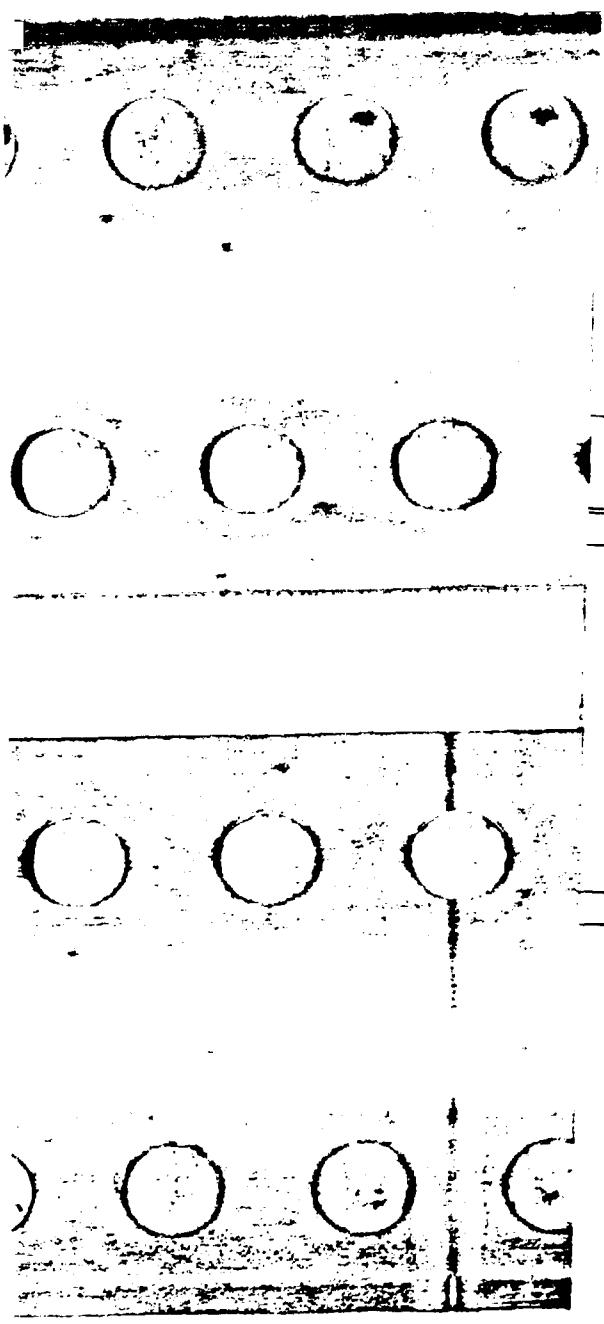
My Commission Expires: 12/29/93

26095

IDENTIF. TREFERENCE

JUL 9 8 39 AM '92

3868 07/09 0101 03CHECK 53.70



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

RECEIVED OF _____

FOR _____

BOOK 8672 PAGE 14

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
			CAMT	11000.00
			CON TX	40.70
			PRFEE	1.00
			WDEED	12.00
			TOTAL	53.70
			CHECK	53.70
07/09/92	01	08:39	0001	3868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. TREFERENCE

26095

JUL 9 8 39 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 548634