BOOK 9534 PG 794

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 110,000.00

X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER 1994

Tracy D. Brock
Notary Public

MY COMMISSION EXPIRES: 7/23/98

(AFFIX SEAL)

Mail

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 Fifth Avenue, North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronny G. Wall, et ux, etal	Same	Map 7
(NAME)	(NAME)	Parcel 156
136 Happy Vally Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB: 10D 21258
Goodlettsville TN 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM 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, ~~WE~~ I, CHESTER R. BURNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNY G. WALL and wife ALYSA J. WALL and LOUIS M. JONES and wife RAMONA JONES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Real Property Description Attached Hereto as Exhibit "A" and Incorporated Herein.

13615

IDENTIFICATION REFERENCE

94 DEC -1 PM 2:23

REGISTER
DAVIDSON CO. TENN.

9091 12/01 0101 03CHECK 424.00

unimproved (X) property, known as Springfield Highway, Goodlettsville, TN 37072
This is improved ( ) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 29th day of NOVEMBER, 19 94

Chester R Burns
CHESTER R. BURNS

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF GALVESTON)

BOOK 9534 PG 795

Personally appeared before me, CINDY A. CAPPADONA, a Notary Public in and for said County and State, CHESTER R. BURNS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, ~~and who further acknowledged that~~ the ~~maker of the aforesaid instrument is the maker and executed the same by the maker for its consideration therein expressed, being authorized by the maker so to do, and has executed the same on behalf of the maker~~.

Witness my hand at office in Texas, ~~Tennessee~~, this 29th day of NOVEMBER, 1994.

Cindy A. Cappadona
Notary Public

CINDY A. CAPPADONA
Notary Public, State of Texas
My Commission Expires
AUGUST 17, 1997

My commission expires:

DEED

FROM
CHESTER R. BURNS

TO
RONNY G. WALL and wife ALYSA J. WALL and LOUIS M. JONES and wife RAMONA JONES

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 18, 1981, and known as job No. 81-215, as follows:

BEGINNING at an iron pin set on the southwesterly margin of Dickerson Road (U.S. 41), said point of beginning being the easternmost common corner of this tract and the Ralph T. Coggin land of record in Deed Book 3976, page 735, RODC, TN; thence with the southwesterly margin of the said Dickerson Road, N 34 deg. 46 min. 51 seconds W 361.60 feet to an iron pin; thence continuing with the said margin and a curve to the right having a radius of 3855.00 feet and a long chord of 1264.59 feet, said chord having a bearing of N 25 deg. 20 min. 26 seconds W, a distance along the curve of 1270.33 feet to an iron pin; thence continuing with the said margin N 15 deg. 54 min. 01 seconds W 309.72 feet to an iron pin; thence leaving the said margin and with the line of the John Meadors land of record in Deed Book 5405, Page 20, RODC, TN S 74 deg. 05 min. 59 seconds W 54.33 feet to an existing iron pin; thence with the line of the Timothy Hudson land of record in Deed Book 5277, page 279, RODC, TN, and with the center of Mansker Creek as follows: S 25 deg. 28 min. 51 seconds E 213.46 feet to a point; thence S 13 deg. 08 min. 36 seconds E 32.74 feet to a point; thence S 15 deg. 54 min. 02 seconds W 279.88 feet to a point; thence leaving Hudson's line and with the line of K. Sweza land of record in Book 3097, page 334, RODC, TN, and continuing with the said creek S 11 deg. 18 min. 59 seconds E 409.18 feet to an iron pin; thence leaving the said creek S 58 deg. 26 min. 27 seconds W 22.81 feet to an iron pin; thence N 74 deg. 14 min. 45 seconds W 337.01 feet to a point on a fence; thence with the said fence which lies south of an existing private Road, N 74 deg. 31 min. 12 seconds W 609.66 feet to an iron pin set in the center of the said existing private Road; thence with the said private Road, the following calls: S 18 deg. 38 min. 10 seconds W 116.03 feet to a point; thence S 10 deg. 27 min. 38 seconds E 34.95 feet to a point; thence S 39 deg. 33 min. 25 seconds E 177.36 feet to a point; thence S 65 deg. 42 min. 34 seconds E 109.91 feet to a point; thence S 43 deg. 39 min. 38 seconds E 350.83 feet to a point; thence S 32 deg. 11 min. 07 seconds E 120.40 feet to a point; thence S 39 deg. 24 min. 16 seconds E 103.32 feet to a point; thence S 31 deg. 29 min. 24 seconds E 183.50 feet to a point; thence S 38 deg. 06 min. 55 seconds E 249.99 feet to a point; thence S 48 deg. 21 min. 52 seconds E 115.40 feet to a point; thence S 32 deg. 53 min. 31 seconds E 173.94 feet to a point; thence S 50 deg. 39 min. 02 seconds E 57.14 feet to a point; thence S 68 deg. 24 min. 34 seconds E 124.73 feet to a point; thence S 53 deg. 24 min. 06 seconds E 145.84 feet to a point; thence S 69 deg. 51 min. 57 seconds E 59.53 feet to an iron pin set on the northerly margin of Baker Station Road; thence with the margin of the said Road N 87 deg. 27 min. 34 seconds E 296.30 feet to an iron pin; thence leaving the margin of the said Road N 12 deg. 32 min. 11 seconds E 454.78 feet to the point of beginning containing 30.97 acres more or less.

BEING the same property conveyed to Chester R. Burns, by deed from Leslie A. Burns, of record at Book 5850, page 146, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

PARCEL 1

Beginning at a point 60.82 feet left of centerline station 220+75 of proposed S.R. 11 (U.S. 41); thence southwestwardly 54.18 feet to a point 115 feet left of said proposed S.R. 11 (U.S. 41) at station 220+75; thence north 24 degrees 51 minutes 12 seconds west 384.23 feet to a point; thence north 37 degrees 10 minutes 52 seconds east 48.79 feet to a point; thence southeastwardly with the existing

margin of S.R. 11 (U.S. 41) 408 feet, more or less to the point of beginning.

PARCEL 2

Beginning at a point 92.44 feet left of the proposed center of S.R. 11 (U.S. 41) at station 228+98.09; thence south 71 degrees 35 minutes 31 seconds west 45.16 feet to a point; thence north 42 degres 19 minutes east 36 feet, more or less to a point; thence north 27 degrees 57 minutes 29 seconds west 143 feet, more or less, to a point; thence north 45 degrees 08 minutes 17 seconds east 38.71 feet to a point; thence southeastwardly with the existing margin of S.R. 11 (U.S. 41) 53 feet, more or less, to a point; thence soutwestwardly 10 feet, more or less to a point; thence southeastwardly 123 feet, more or less to the point of beginning.

Parcels 1 and 2 contain 0.494 acres and are a part of the property conveyed by Leslie A. Burns to Chester R. Burns of record in Book 5850, page 146, Register's Office for Davidson County, Tennessee. Ann Griffy Burns, wife of Chester R. Burns, joins in this conveyance to convey any interest she may have in the aforementioned property.

Being the same property conveyed to the State of Tennessee by deed from Chester R. Burns and wife Ann Christine Burns of record at Book 6166, page 152, Register's Office for Davidson County, Tennessee.

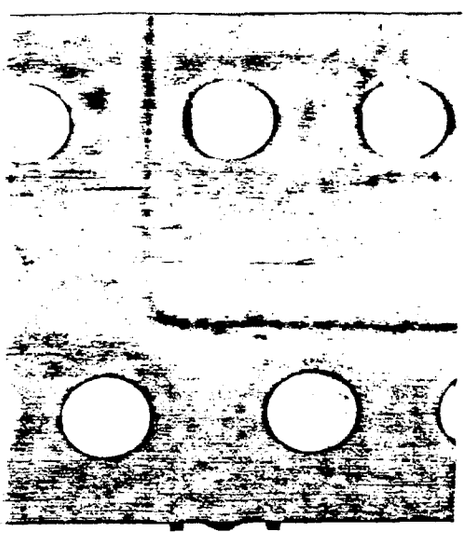
THE PROPERTY HEREIN CONVEYED IS SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT:

A permanent easement for construction and maintenance of drainage facility. The land described below, on which the drainage faciilty is to be constructed is to remain the property of the Grantor and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

Beginning at a point in the proposed west margin of State Route 11 said point begin 121 feet more or less left of paper located centerline station 223+40; thence south 68 degrees west 117 feet more or less to a branch; thence with said branch northwardly 20 feet more or less; thence north 68 degrees east 117 feet more or less to a point in the proposed west margin of State Route 11; thence with said margin south 24 degrees, 51 minutes 12 seconds east 20 feet more or less to the point of beginning containing 2340 square feet, and being part of the same property conveyed by Leslie A. Burns to Chester R. Burns, as of record in Book 5850, page 146, Register's Office for Davidson County, Tennessee.

Said permanent easement is of record at Book 7831, page 662, Register's office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9534 PG 798

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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 16.00
TOTAL 424.00
CHECK 424.00

12/01/94 01 14:23 0001 0091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13615

IDENTIFICATION REFERENCE

DEC -1 PM 2:23

No. 859108