0152279

IDENTIF. REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 FEB 21 AM 11:10

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37314
Dav. Co. File: Box 8

BOOK 9953 PG 495

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory L. Burns 1115 Scramblers Knob Franklin, TN 37069	SAME

TAX MAP-PARCEL NUMBERS: Part of Map 144-5 Parcel 2

WARRANTY DEED

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, the undersigned **Christine A. Strother, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory L. Burns,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 7th Civil District of Davidson County, Tennessee, being part of Block J on the Map of Belle Meade Subdivision No. 2, of record in Book 421, page 51 said Register's Office and further described as Lot No. 1 of a survey prepared by R. L. Montoya - Land Surveying, Inc. Tn. #697 dated January 17, 1996 described as follows:

BEGINNING at an iron rod in the northwesterly margin of Chickering Road, said point being the southeast corner for this easement and the southwest corner of the Maclin P. Davis Jr. property as evidenced in Deed Book 5232, page 38 Register's Office for Davidson County, Tennessee; thence running with a common line North 39 degrees 34 minutes 30 seconds West 568.00 feet to an iron rod; thence, North 22 degrees 36 minutes 53 seconds East 685.67 feet to an iron rod, said rod being the actual point-of-beginning for this hereon described tract; thence, North 82 degrees 39 minutes 07 seconds West 734.68 feet to an iron rod in the easterly margin of Page Road; thence, running with said margin of Page Road North 22 degrees 53 minutes 53 seconds East 369.64 feet to a concrete monument, said rod being the northwest corner for this tract and the southwest corner of the Robert A. Frist property as evidenced in Deed Book 5848, page 188 Register's Office for Davidson County, Tennessee; thence running with a common line to the Frist property South 82 degrees 40 minutes 00 seconds East 732.82 feet to an iron rod; thence leaving said common line South 22 degrees 36 minutes 53 seconds West 369.33 feet to the point-of-beginning containing 261,360 square feet or 6.00 acres more or less.

TOGETHER with, and as an appurtenance to the above described tract, grantor hereby grants and conveys to Grantee, Grantee's heirs and assigns, a permanent 25 foot non-exclusive easement and a temporary 15 foot construction easement for utility and drainage purposes, said easements described as follows:

PERMANENT PRIVATE EASEMENT

BEGINNING at an iron rod in the northwesterly margin of Chickering Road, said point being the southeast corner for this easement and the southwest corner of the Maclin P. Davis Jr.

property as evidenced in Deed Book 5232, page 38, Register's Office for Davidson County, Tennessee; thence running with a common line North 39 degrees 34 minutes 30 seconds west 568.00 feet to an iron rod; thence North 22 degrees 36 minutes 53 seconds east 685.67 feet to an iron rod, said rod being the southeast corner of a 6 acre tract; thence running with a new line of the 6 acre tract and the remaining portion of the Christine A. Strother property North 82 degrees 39 minutes 07 seconds West 25.92 feet to a point; thence, departing from said line South 22 degrees 36 minutes 53 seconds West 693.92 feet to a point; thence, South 39 degrees 34 minutes 30 seconds East 580.53 feet to a point in the northwesterly margin of aforementioned road; thence, running with said margin North 56 degrees 15 minutes 00 seconds East 25.13 feet to the point-of-beginning containing 31,601 square feet or 0.73 acres more or less.

The maintenance and repair of utility lines and facilities placed in the utility easement, and the restoration of the land within the easement area should maintenance work be required, shall be the responsibility of the party or parties who use such lines and facilities. No party other than Grantee or Grantee's successors in interest may (i) use lines or facilities installed by or for Grantee or Grantee's successors in interest without the prior written consent of Grantee or Grantee's successors in interest and of the entity furnishing the utility service in question or (ii) install additional lines and facilities or conduct activities that would unreasonably interfere with the lines and facilities installed by or for Grantee or Grantee's successors in interest.

TEMPORARY PRIVATE EASEMENT

WEST of and immediately adjacent to the above-described easement for a distance of 693.92 feet and southwest of and immediately adjacent to the easement for a distance of 580.53, an additional 15 foot temporary construction easement (to be abandoned upon completion of construction). In no event shall the abandonment of the 15 foot temporary easement be deemed an abandonment of the 25 foot utility and drainage easement.

BEING part of the same property conveyed to Mrs. Christine Douglas Strother by deed from First American National Bank of record in Book 2026, page 597, Register's Office for said County. Mrs. Christine Douglas Strother has since died, and by will of record in Will Book 105, page 654 Probate Court Clerk's Office for Davidson County, Tennessee, the said Mrs. Christine Douglas Strother devised subject property to Christine A. Strother.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This is unimproved property, known as: Page Road, Nashville, TN 37205

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 20th day of February, 1996.

Christine A. Strother

Christine A. Strother

State of Tennessee
County of Davidson

On this 20th day of February, 1996, before me the undersigned authority, personally

appeared **Christine A. Strother**, 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 the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 525,000.00

Affiant

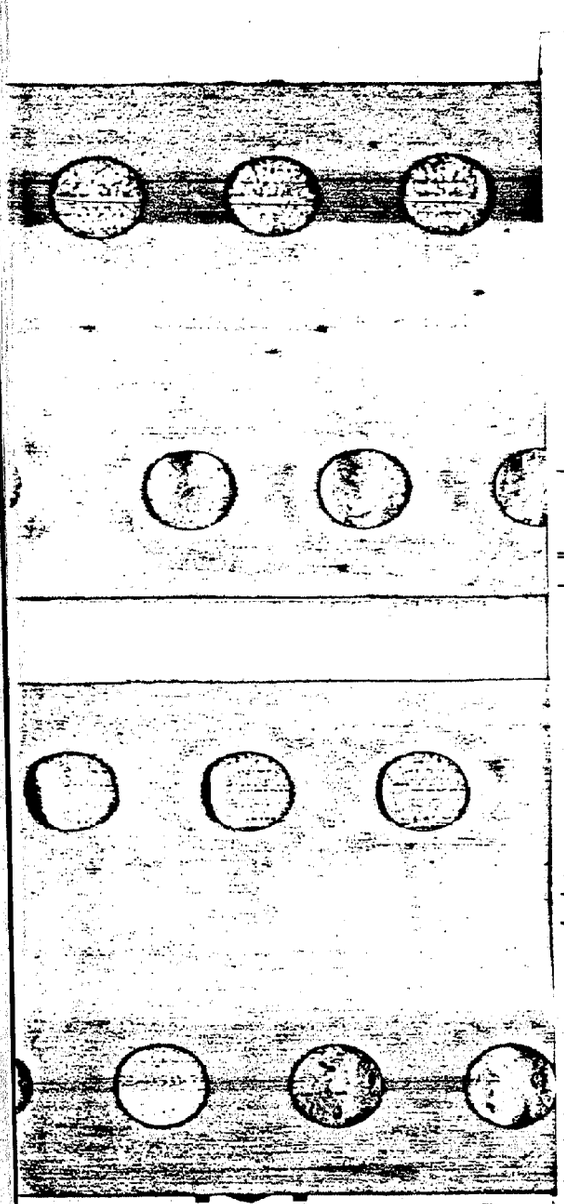
Sworn and subscribed before me on the 20th day of February, 1996.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

0007 02/21 0101 03CHECK 1955.50



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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 498

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	525000.00
			CON TX	1942.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1955.50
			CHECK	1955.50
02/21/96	01		11:12 0001	0007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152279
IDENTIF. & REFERENCE

96 FEB 21 AM 11: 10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1008181