Box 33-B
2532

0381743

IDENTIF. & REFERENCE

BOOK 10726 PG 922

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL: 116-12/95

97 DEC 18 AM 10:05

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of December, 1997.

AMY BRYSON SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/01

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
LUCIUS E. BURCH, IV AND PAULA P. BURCH	SAME
(Name)	(Name)
3819 Estes Road	
(Street Address)	(Street Address)
Nashville, TN 37215	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **J. RICHARD BACON, AND WIFE, GENEEN BACON**, hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **LUCIUS E. BURCH IV, and wife, PAULA P. BURCH**, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 17 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, of the Register's Office for said County and described according to a copy of a survey thereof made March 24, 1976 by John Kohl, Surveyor, Tennessee No. 106 and according to survey January, 1994 by W.B. Granstaff, Surveyor; and described according to a survey made by Campbell, McRae and Assoc. Surveying, Inc., dated 1/12/95, License No. 1673, whose address is 2424 21st Ave. So., Ste. 201, Nashville, TN 37212, as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, the common corner of Lot Nos. 17 and 18; thence with the north margin of Abbott-Martin Road eastwardly 44.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 31.5 feet to another concrete monument in the westerly margin of Estes Avenue; thence with the margin of Estes Avenue northwardly 110.00 feet to a point, the common corner of Lot Nos. 16 and 17; thence northwestwardly 187.20 feet to the intersection of Lot Nos. 17 and 18 at a point which is 17.56 feet from the rear common corner of said lots to a point in the line between Lot Nos. 18 and 25; thence with the common line between Lot Nos. 17 and 18; southeastwardly 220.45 feet to the point of beginning.

TRACT 2:

Also conveyed herewith is a permanent easement, running with the land, in and to a triangular portion of Lot No. 18 of Block "D" in the map of Woodmont Lane Homesites, recorded in Book 1130, page 13, Register's Office for Davidson County, Tennessee, consisting of 1,161 square feet and described as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, said point being the common front corners of Lot Nos. 17 and 18; thence North 28° 15' 01" West 72.89 feet with said common lot lines to a point; thence, South 03° 00' 45" West 65.36 feet to a point; thence South 21° 27' 23" East 7.26 feet to a point in the northerly margin of Abbott-Martin Road; thence South 87° 36' 00" East with said margin of said road 34.57 feet to the point of beginning.

This easement is granted for the purpose of use for ingress and egress by the owner of Lot No. 17 and also for use as a greenbelt serving Lot No. 17. The owner of Lot No. 17 will maintain the easement area. No fences, obstructions or improvements of any kind, other than a driveway, will be constructed on said easement area.

Being the same property conveyed to Richard Bacon and wife, Geneen Bacon, by Deed of Record in Book 9578, page 956, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3819 Estes Road
Nashville, TN 37215

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid and by the Grantor(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 15th day of December, 1997.

J. Richard Bacon

Geneen Bacon

By: J. Richard Bacon, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10725 PG 924

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Richard Bacon, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 1997.

NOTARY PUBLIC

AMY BRYSON SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. RICHARD BACON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledges that he executed the within instrument as the true and lawful attorney-in-fact for GENEEN BACON, by signing the name of the aforesaid GENEEN BACON, by himself as attorney-in-fact, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of December, 1997.

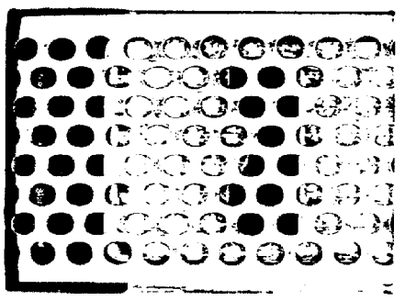
NOTARY PUBLIC

AMY BRYSON SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/24/01

BACON.2WD

2897 12/18 0101 03CHECK 1511.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10728 PG 925

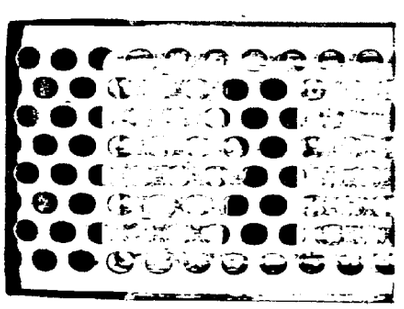
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	405000.00
CON TX	1498.50
PRFEE	1.00
WDEED	12.00
TOTAL	1511.50
CHECK	1511.50

12/18/97 01 10:09 0001 2697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0381743
IDENTIF. & REFERENCE

97 DEC 18 AM 10:05

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1233642