WARRANTY DEED

BOOK 11067 PAGE 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8/12/98

Notary Public

MY COMMISSION EXPIRES: October 17, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow & Title Co., LLC, 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin T. Burns	SunTrust Bank, Nashville, N.A.	Map 4/Parcel 157.00
(NAME)	(NAME)	
5070 Cougar Cove	P. O. Box 305110	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jeffrey M. Porter and wife, Barbara S. Porter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin T. Burns and wife, Judy A. Burns, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 5070 Cougar Cove Road, Joelton, TN 37080
(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/our hand(s) this 12th day of August, 1998.

Jeffrey M. Porter

Barbara S. Porter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of August, 1998, before me personally Jeffrey M. Porter and wife, Barbara S. Porter, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 1998.

Commission expires: October 17, 1998

George R. Woods Notary Public

EXHIBIT A

To find the point of beginning, start at a concrete monument at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050 page 317, in the Register's Office for Davidson County, Tennessee, said monument being westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said easterly boundary line, South 0 deg 44' 00" West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, with said curve and the easterly boundary line of property owned by Donald Dickerson of record in Deed Book 7271, page 681, in said Register's Office, an arc distance of 254.90 feet, then severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663, in said Register's office, an arc distance of 95.40 feet for a total are distance of 350.30 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 27 deg 33' 00" West 382.81 feet to the beginning of a curve concave to the Northwest and having a radius of 258.552 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 175.32 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 66 deg 24' 20" west 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 146.48 feet to an iron pin the POINT OF BEGINNING; thence, severing said Caldwell and Wade property with a turn-in curve to a cul-de-sac turn around curve concave to the Northwest and having a radius of 50.00 feet, southwesterly an arc distance of 36.14 feet to the beginning of said cul-de-sac turn around curve concave to the Northeast and having a radius of 50.00 feet; thence, continuing to sever said Caldwell and Wade property with said curve, southerly an arc distance of 150.07 feet to an iron pin; thence, continuing to sever said Caldwell and Wade property, South 11 deg 12' 20" East 582.43 feet to the center of a creek; thence, with said creek and the northerly boundary line of property owned by Vernon L. Lain, of record in Deed Book 5098, page 435, in said Register's Office, as follows: South 17 deg 27' 00" West 42.66 feet South 72 deg 32' 00" West 113.36 feet South 58 deg 21' 00" West 197.31 feet; thence, leaving said creek with the easterly boundary line of property owned by Lloyd T. Owen et ux, of record in Deed Book 6620, page 812, in said Register's Office. North 6 deg 56' 20" West 885.43 feet (passing through a witness iron pin on the bank of said creek at 50.00 feet) to an iron pin; thence, again severing said Caldwell and Wade property, as follows: North 77 deg 32' 40" East 194.85 feet to an iron pin, South 60 deg 39' 20" East 106.99 feet to the BEGINNING containing 5.29 acres, more or less.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said westerly boundary line, South 0 deg 44' 00" West 780.29 feet to an iron pin at said Sloan's southwest corner; thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 633, in said Register's Office, as follows: North 89 deg 39' 40" West 13.24 feet, South 27 deg 33' 00" West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence with said curve, an arc distance of 209.23 feet through a central angle of 38 deg 51' 20" to the point of tangency, South 66 deg 24' 20" West 110.59 feet to the beginning of a curve concave to the southeast and having a radius of 176.45 feet; thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 deg 3' 40" to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 deg 24' 40" to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 deg 24' 40" to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 deg 3' 40" to the point of tangency, North 66 deg 24' 20" East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; thence with said curve, an arc distance of 175.32 feet through a central angle of 38 deg 51' 20" to the point of tangency, North 27 deg 33' 00" East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, page 681, in said Register's office, an arc distance of 350.30 feet through a central angle of 26 deg 49' 00" to an iron pin at the point of tangency; thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050, page 317, in said Register's Office, North 0 deg 44' 00" East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 deg 44' 00" East 50.70 feet to the BEGINNING.

This conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 7622, page 352, said Register's Office.

Being the same property conveyed to Jeffrey M. Porter and wife, Barbara S. Porter by Quitclaim Deed from Jerry Batson and wife, Vickie Batson of record in Book 7954, page 433, Register's Office for Davidson County, Tennessee.

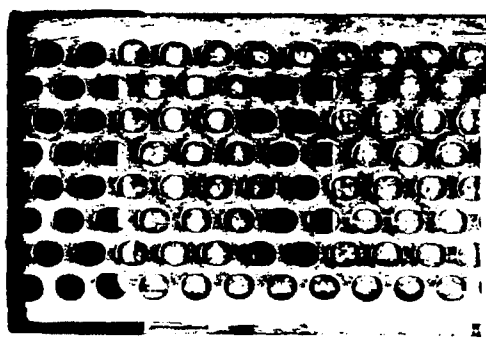
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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

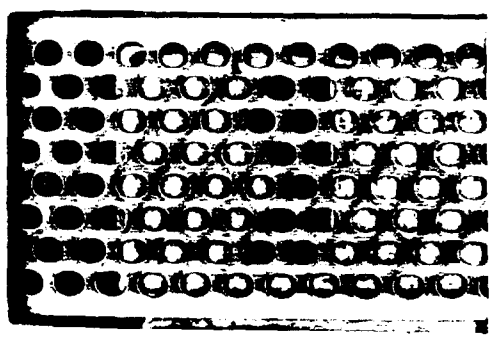
RECEIVED OF _____

FOR _____

BOOK 11067 PAGE 61

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 150000.00
CON TX 555.00
PRFEE 1.00
MOFEE 12.00
CFEE 2.00
TOTAL 570.00
CHECK 570.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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CLERK & MASTER

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