This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

9030 03/15 0101 03CHECK 533.00

NEW OWNER:
Jeff Burns
9257 Hestra Beasley Rd
Nashville, TN 37221

SEND TAX BILL TO:
SAME

MAP & PARCEL
Map 168
Parcel 159

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

X _____
AFFIANT

Sworn to and subscribed before me this 12 day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON TN

My Commission Expires April 22, 2001

99 MAR 15 PM 4:05
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0056152 7
BOOK & REFERENCE

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 considerations, the receipt and sufficiency of which is hereby acknowledged, **MATTHEW C. MOORE and wife, GAIL E. MOORE,** hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **JEFF BURNS, a married person,** hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

THIS IS THE SAME DESCRIPTION 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 said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE 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, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 168, Parcel 159.

2. Right of Way Deed of record in Book 1784, page 311, Register's Office for Davidson County, Tennessee.

3. Right of Way Agreement for Public Roads of record in Book 1730, page 594, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of any creek or branches.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This unimproved property is known as 9257 Hester Beasley Road, Nashville, Tennessee 37221.

WITNESS our hands this 12 day of March, 1999 in Franklin, Tennessee.

Matthew C. Moore

Gail E. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew C. Moore and wife, Gail E. Moore, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12 day of March, 1999.

BRENDA FRANKS HALE NOTARY PUBLIC WILLIAMSON CO., TN

Notary Public

My commission expires: 4/22/2001

My Commission Expires
April 22, 2001

EXHIBIT "A"

Being a tract of land shown on Property Map 168, Assessor's Office of Davidson County, Tennessee identified as Parcel 159 and bounded in general by Hester Beasley Road on the South, C.K. Gowda on the North and West and Mary Johnson on the East, more particularly described as follows:

Beginning at an iron pin on the north margin of Hester Beasley Road on the east side of a drainage ditch, C. K. Gowda et al, corner (Reference Deed 5396, page 450 RODC) thence with Gowda's line and the east side of the ditch, North 16 degrees 41' 26" West, 217.50 feet to an iron pin, North 22 degrees 45' 39" East 107.00 feet to an iron pin North 11 degrees, 45' 39" East, 178.00 feet to a concrete Breeko block, thence crossing said ditch North 35 degrees 05' 53" East, 133.86 feet to a concrete Breeko block, thence crossing said ditch and with Gowda's south line South 68 degrees 55' 34" East, 117.17 feet to a concrete Breeko block at an iron stake, thence South 59 degrees, 55' 34" East, 155.00 feet to an iron pin, thence South 74 degrees 22' 12" East, 212.59 feet to an iron pin, thence South 80 degrees 39' 17" East, 463.00 feet to a 24" marked Black Oak, thence South 77 degrees 37' 30" East 156.86 feet to a 24" marked Beech in Mary Johnson's west line (reference deed 5964, page 669, RODC) thence with Johnson's west line South 28 degrees 45' 22" West, 102.00 feet to an iron pin, thence South 48 degrees 38' 06" West, 156.53 feet to an iron pin, thence South 42 degrees 23' 30" West 74.98 feet to a 06" Sugar maple, thence South 38 degrees 02' 40" West, 95.00 feet to a 20" Hickory tree, thence South 32 degrees 59' 32" West, 113.20 feet to an iron pin on the north margin of Hester Beasley Road, thence with the said margin and with a curve to the left having the following characteristics: Delta is equal to 54 degrees 26' 46"; radius is equal to 782.85 feet; length is equal to 743.91 feet; chord is equal to North 78 degrees 23' 13" West 716.24 feet to an iron pin at the base of a cedar tree, thence continuing with said margin South 74 degrees 23' 24" West, 115.67 feet to the point of beginning, containing 10.417 acres, more or less, according to a survey by R. L. Chapdelanine dated 9/23/86.

Being the same property conveyed to Matthew C. Moore and wife, Gail E. Moore by deed from Williams S. Carman, Jr. of record in Book 10625, page 413, Register's Office for Davidson County, Tennessee.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11385 PG. 179

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0561527

IDENTIF. & REFERENCE

99 MAR 15 PM 4:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 533.00
CHECK 533.00

03/15/99 01 16:04 0001 9030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438160