THIS INSTRUMENT PREPARED BY:
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PICK-UP

Davidson County DEEDWARR
Recvd: 05/14/01 10:07 3pgs
Fees:15.00 Taxes:111.00
20010514-0049412

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Roy Upton and wife, Rita Upton 2264 Baker Road Goodlettsville, TN 37072	Same	Map 6 Parcel 98

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, ALBERT BURNETTE and wife, JANE W. BURNETTE, hereinafter called the GRANTOR, have bargained and sold and by these presents does transfer and convey unto ROY UPTON and wife, RITA UPTON, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the Second Civil District of Davidson County, State of Tennessee, described as follows to-wit:

See attached Exhibit "A".

Being the said Tract II of the real property conveyed by deed of record in Book 6934, page 413, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any and all restrictions and easements of record.

This is unimproved property known as: 12.22 acres, Baker Road.

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 11 day of May, 2001.

Albert L. Burnette
ALBERT BURNETTE

Jane W. Burnette
JANE W. BURNETTE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, ALBERT BURNETTE and wife, JANE W. BURNETTE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 11 day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $30,000.00 .

Subscribed and sworn to before me, this the 11 day of May, 2001.

Affiant

NOTARY PUBLIC

My Commission Expires: 5/26/02

Tract II

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee shown on the plat of Will J. Wilson property by Ragan-Smith and Associates, Inc. dated October 11, 1979, and revised October 29, 1979, and being more fully described as follows:

Beginning at an existing iron pin on the westerly margin of Baker Road that is 1804.39 feet from the north line of the L.C. Crawford, etux as recorded in Book 2246, page 241, Register's Office Davidson County, Tennessee. As measured along said margin. Said pin being the northeasterly corner of the Ralph B. Beeler property as recorded in Book 5316, page 927, Register's Office Davidson County, Tennessee.

1. Leaving said margin with the northerly line of Ralph B. Beeler South 61 degrees, 10 minutes, 15 seconds West a distance of 2035.13 feet to an existing iron pin; thence,

2. With Beeler's westerly line South 46 degrees, 47 minutes, 20 seconds East a distance of 225 feet to an existing iron pin in the northerly line of the Thomas Harlan Property as recorded in Book 5533, page 801, Register's Office Davidson County, Tennessee; thence,

3. With Harlin's northerly line South 61 degrees, 10 minutes, 15 seconds West a distance of 2041.07 feet to an iron pin set in the easterly line of the D.S. Burnett Property as recorded in Book 1312, page 348 Register's Office Davidson County, Tennessee; thence,

4. With Burnett's easterly line North 9 degrees, 03 minutes, 01 seconds East a distance of 159 feet to a Beech Tree, said tree also being the southwesterly corner of the Joel A. Hoffman property as recorded in Book 4819, page 455 Register's Office Davidson County, Tennessee; thence,

5. With Hoffman's southerly line North 56 degrees, 17 minutes, 31 seconds East passing a witness pin at 1407.97 feet a total distance of 3395.51 feet total to an existing iron pin on the westerly margin of Baker Road. Said pin being the southeast corner of the Hoffman Property; thence,

6. With said margin South 46 degrees, 47 minutes, 20 seconds East a distance of 200 feet to the point of beginning and containing 12.22 acres, more or less.