WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 08:15 3pgs
Fees:18.00 Taxes:87.06

20021008-0122164

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,530.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron D. Pearson (NAME)	SAME (NAME)	PART OF MAP 030
P.O. Box 132 (ADDRESS)	(ADDRESS)	PARCEL 007
Whites Creek, TN 37189 (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, James D. Burton and wife, Elizabeth Burton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Ron D. Pearson and wife, LeNaye Pearson

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:

Tract lying and being in the 14th, formerly the 24th, Civil District of Davidson County, State of Tennessee, being a portion of the James D. Burton property described in Book 1726, Page 499, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of the James D. Burton property of record in Book 1726, Page 499, Register's Office for Davidson County, Tennessee, and also being the northwest corner of the Michael W. Brown and Jamie K. Brown property described in Book 10288, Page 314, Register's Office for Davidson County, Tennessee; thence with Brown's westerly line South 21 degrees 00 minutes 50 seconds West 155.61 feet to an iron pin set; thence South 20 degrees 28 minutes 54 seconds East 245.89 feet to an iron pin set; thence South 16 degrees 57 minutes 57 seconds West 376.96 feet to an iron pin set; thence South 38 degrees 00 minutes 16 seconds West 124.85 feet to an iron pin set; thence leaving Brown's line and with a new line bisecting the Burton property South 38 degrees 21 minutes 47 seconds West 65.80 feet to an iron pin set; thence North 54 degrees 59 minutes 11 seconds West 222.41 feet to an iron pin set; thence North 64 degrees 47 minutes 43 seconds West 125.72 feet to an iron pin set; thence North 62 degrees 34 minutes 49 seconds West 97.12 feet to an iron pin set; thence South 67 degrees 49 minutes 47 seconds West 171.05 feet to an iron pin set; thence North 86 degrees 50 minutes 53 seconds West 116.49 feet to an iron pin set; thence South 77 degrees 28 minutes 48 secods West 99.69 feet to an railroad spike set; thence North 37 degrees 13 minutes 54 seconds West 181.77 feet to an railroad spike set; thence North 35 degrees 22 minutes 52 seconds West 257.22' to an iron pin set; thence North 61 degrees 00 minutes 54 seconds West 490.74 feet to an iron pin found at the southwest

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unimproved (X)
This is improved ( ) property, known as 23.53 Acres more or less, Whites Creek, TN 37189
(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 our hand s this 1st day of October, 2002

James D. Burton

Elizabeth Burton

Elizabeth Burton

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 James D. Burton and wife, Elizabeth Burton

the bargainor ~~[illegible]~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of October, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

corner of the Ron D. Pearson and LeNaye Pearson property described in Book 10184, Page 629, Register's Office for Davidson County, Tennessee; thence with the easterly line of Pearson North 59 degrees 39 minutes 13 secods East 147.41 feet to an iron pin found; thence North 59 degrees 36 minutes 10 seconds East 272.27 feet to an iron pin found; thence leaving Pearson and running with the easterly line of Gary R. Cecil and Jennie Cecil property described in Book 8804, Page 3, Register's Office for Davidson County, Tennessee, North 59 degrees 51 minutes 18 seconds East 78.23 feet to a brass cap found; thence North 81 degrees 09 minutes 32 seconds East 109.83 feet to a brass cap found; thence leaving Cecil and running with the southerly line of the Ronald E. Waller and Debora L. Waller property described in Book 11530, Page 973, Register's office for Davidson County, Tennessee, South 83 degrees 45 minutes 00 seconds East 1108.15 feet to the point of beginning containing 23.53 acres more or less, according to Boundary Survey by Murray Wall & Company, P.C. TN.R.L.S. #1623, 6754 Old Hickory Boulevard, Whites Creek, TN. 37189. File No. 160302, dated May 16, 2002.

BEING a part of the same property conveyed to James D. Burton by Warranty Deed from Georgia K. Burton and wife, Jesse Burton of record in Book 1726, page 499, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.