WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/06 08:50 2 pgs
Fees:13.00 Taxes:129.50

20061005-0123601

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Lee Shrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE SHRUM	SAME ADDRESS AS NEW OWNER	MAP 6 PAR 37 SPEC INT 1 & 2 MAP 6 PAR 17 SP INT 1 & 2
(NAME)	(NAME)	
3789 COOPER NICHOLSON ROAD		
(ADDRESS)	(ADDRESS)	
PLEASANT VIEW, TN 37146		
(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, I, **LARRY J. BURGE, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE SHRUM**, HEREINAFTER CALLED THE GRANTEES, HIS 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

This is not the principal residence of the Grantor.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is unimproved property, known as Baker Rd/Old Buck Hill Road, Goodlettsville, TN 37072
(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 hand this 27th day of September, 2006.

Larry J. Burge
Larry J. Burge

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Larry J. Burge, a single man the within named bargainor(s), with whom I am personally acquainted or proved to be 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: 9/27/2006.

Commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires

Notary Public

EXHIBIT "A"

The following paragraph describes the tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being that property which is recorded in Book 6564, Page 793, Register's Office for Davidson County, Tennessee (RODCT).

Beginning at a fence post (old), in the southerly boundary of a tract of land which belongs to W. Mitchell Rogers, having a deed reference in Book 6754, Page 76, RODCT, a corner of a tract of land which belongs to Clarence H. McCumber, having a deed reference in Book 5444, Page 371, RODCT, the most northerly corner of this tract, and continuing, as follows: N 78 deg. 18' 38" E, 39.87 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to W. Mitchell Rogers, in the westerly right-of-way of CSX railroad; thence with the right-of-way of CSX railroad, as follows: S 25 deg. 10' 41" E, 19.46 feet to an iron pin (new); thence, S 64 deg. 49' 19" W, 25.00 feet to an iron pin (new); thence, S 25 deg. 10' 41" E, 194.71 feet; thence S 24 deg. 31' 28" E, 123.65 feet; thence, S 22 deg. 00' 19" E, 122.07 feet to an iron pin (new); thence S 19 deg. 22' 04" E, 97.09 feet to an iron pin (new); thence S 15 deg. 06' 05" E, 163.54 feet to an iron pin (new); thence, S 10 deg. 50' 23" E, 85.33 feet to an iron pin (new); thence, S 07 deg. 49' 56" E, 128.58 feet to an iron pin (new); thence, S 04 deg. 58' 34" E, 119.04 feet to an iron pin (new); thence, S 03 deg. 49' 25" E, 255.46 feet to an iron pin (new); thence, S 05 deg. 24' 17" E, 243.50 feet to an iron pin (new); in the westerly right-of-way of CSX railroad, the northeast corner of a tract of land which belongs to Robert D. Stewart, having a deed reference in Book 5487, Page 791, RODCT; thence S 72 deg. 00' 00" W, 182.40 feet to a point in Baker Road, the northwest corner of said tract of land which belongs to Robert D. Stewart, the northeast corner of a tract of land which belongs to Edward F. Bell, having a deed reference in Book 6543, Page 492, RODCT, marked by a witness iron fence post (old) in the easterly margin of said road, and a witness pin (new) in the westerly margin of said road; thence, S 66 deg. 37' 30" W, 318.41 feet to an iron pin (new), in the center of an old road bed, in the northerly boundary of said tract of land which belongs to Edward F. Bell; thence with the center of said road bed, as follows: N 43 deg. 18' 10" W, 64.90 feet to an iron pin (new); thence, N 37 deg. 39' 10" W, 157.59 feet to an iron fence post (old); thence, N 29 deg. 23' 52" W, 47.53 feet to an iron pin (new); thence N 22 deg. 27' 12" W, 71.13 feet to an iron pin (new); thence, N 08 deg. 48' 25" W, 124.15 feet to an iron pin (new)(new); thence, N 05 deg. 41' 39" E, 102.99 feet to an iron pin (new); thence, N 10 deg. 55' 04" E, 93.18 feet to an iron pin (new); thence, N 14 deg. 56' 29" E, 132.37 feet to an iron pin (new); thence, N 02 deg. 14' 38" W, 150.00 feet to an iron pin (new); thence, N 12 deg. 14' 38" W, 200.00 feet to an iron pin (new); thence, N 00 deg. 08' 34" E, 100.00 feet to an iron pin (new); thence, N 08 deg. 08' 34" E, 63.74 feet to a railroad spike new, at the intersection of the center of said old road, and the center of Old Buckhill Road; thence continuing with the center of Old Buckhill Road, as follows: with a curve to the right, having a radius of 82.67 feet, an arc distance of 27.95 feet and a chord bearing of N 55 deg. 46' 30" E, 27.82 feet to a rail road spike (new); thence, N 65 deg. 27' 39" E, 75.59 feet to a railroad spike (new); thence with a curve to the left, having a radius of 105.41 feet, an arc distance of 76.73 feet, and a chord bearing of N 44 deg. 36' 29" E, 75.05 feet to a railroad spike (new); thence, N 23 deg. 45' 19" E, 194.38 feet to a railroad spike (new); thence with a curve to the left, having a radius of 89.16 feet, an arc distance of 19.00 feet, and a chord bearing of N 17 deg. 38' 56" E, 18.97 feet to a railroad spike (new), in the center of Buckhill Road, in the boundary of said tract of land which belongs to Clarence H. McCumber; thence N 21 deg. 51' 33" E, passing a witness pin (old) in the northerly margin of Buckhill Road, and continuing, in all 164.57 feet to the point of beginning, containing 17.81 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated April 5, 2002.

Being the same property conveyed to Larry J. Burge by deed of record in Instrument No. 20020211-0018117 Register's Office for Davidson County, Tennessee.

LJB