Davidson County DEEDWARRSP
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Fees:18.00 Taxes:1021.20
20121227-0119127

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF ~~XXXXXXXX~~)
Davidson

The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Subscribed and sworn to before me this the 21st day of December, 2012.

Notary Public

My Commission Expires: 11/3/15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Austin T. Burton 5115 Whites Creek Pike Whites Creek, TN 37189	"New Owner"	030-00-0-006.00 and 030-00-0-007.00

THIS SPECIAL WARRANTY DEED is made the 19th day of December, 2012 by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter "Grantor," to **AUSTIN T. BURTON, UNMARRIED** hereinafter Grantee.

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in the Fourteenth Civil District of Davidson County, Tennessee, located on White's Creek Pike (60 foot R.O.W.) approximately 625 feet southeast of Swindle Road and being more particularly described as follows:

Beginning at a point in the northeasterly right-of-way line of White's Creek Pike (60' R.O.W.) said point being the southerly corner of the Thompson Property as of record in Deed Book 10914, Page 784; Register's Office for Davidson County, Tennessee;
THENCE, leaving said right-of-way line along the southerly bank of a creek, N22 deg 52' 22" E, 360.41 feet to a point in creek;
THENCE, along centerline of creek N 34 deg 52' 22" E, 405.00 feet to a point in creek;
THENCE, N 35 deg 08' 37" E, 50.12 feet to a 5/8" rebar found at the southerly corner of the Peralta Property as of record in Deed Book 923, Page 15838, Lot 13, Plat Book 6900, Page 129, Register's Office for Davidson County, Tennessee;
THENCE, N 35 deg 16' 14" E, crossing the creek at 150 feet, in all 299.90 feet a 5/8" rebar found at the southeasterly corner of the spillers Property as of record in Deed Book 10554, Page 55, Lot 15, Plat Book m6900, Page 129, Register's Office for Davidson County, Tennessee;
THENCE, N 35 deg 20' 49" E, passing an angle iron found at 204 feet, in all 288.11 feet to an iron pin set with cap CLC #2362 on the southeasterly bank of creek;
THENCE, crossing said creek N 09 deg 04' 06" E, 98.97 feet to an iron pin set with cap CLC #2362 on the northwesterly bank of creek at the southeasterly corner of the Swindle Property as of record

THENCE, N 71 deg 49'26" W, 66.92 feet to an iron pin found with cap #1623 at the westerly corner of the Pearson Property as of record in Deed Book 1008, Page 122164, Register's Office for Davidson County, Tennessee;
THENCE, leaving said creek along the southerly line of the Pearson Property the following ten calls:

S 61 deg 29' 20" E, 490.50 feet to an iron pin found with cap #1623;
S 35 deg 45' 21" E 257.189 feet to a railroad spike in stump;
S 37 deg 31' 12" E 181.77 feet to a railroad spike in stump;
N 77 deg 04' 56" E 99.68 feet to an iron pin found with cap #1623;
S 87 deg 12' 14" E 116.53 feet to an iron pin found with cap #1623;
N 67 deg 29' 42" E 1871.04 feet to an iron pin found with cap #1623
S 62 deg 54' 06" E 96.92 feet to an iron pin found with cap #1623;
S 65 deg 11' 02" E 125.82 feet to a 1/2 rebar found;
S 55 deg 20' 51" E 222.41 feet to a 1/2 rebar found at a 36" oak;
N 37 deg 54' 57" E 65.71 feet to a 1/2 rebar found at a 15" Poplar at the westerly corner of the Brown Property as of record in Deed Book 10288, Page 314, Register's Office for Davidson County, Tennessee;

THENCE, S 72 deg 40' 48" E 183.97 feet to a pile of rocks;
THENCE, S 43 deg 11' 49" E 370.80 feet to a forked 40" Oak at the northerly corner of the Adams Property as of record in Deed Book 6675, Page 768, Register's Office for Davidson County, Tennessee;
THENCE, S 56 deg 30' 31" W 420.93 feet to a point of intersection of two creeks;
THENCE, along the meanders of said creek the following eleven calls:

S 53 deg 01' 43" W, 197.89 feet to a point in the creek;
S 47 deg 23' 18" W 474.96 feet to a point in the creek
S 54 deg 28' 36" W 164.43 feet to a point in the creek;
S 68 deg 40' 36" W 73.30 feet to a point in the creek;
S 46 deg 37' 52" W 350.04 feet to a point in the creek;
S 60 deg 20' 36" W 236.69 feet to a point in the creek;
S 75 deg 20' 12" W 188.33 feet to a point in the creek;
S 79 deg 09' 13" W 223.57 feet to a point in the creek;
S 57 deg 44' 09" W 111.36 feet to a point in the creek;
S 37 deg 55' 09" W 152.69 feet to a point in the creek,
S 68 deg 21' 41" W 220.97 feet to a point in the northeasterly right-of-way line of White's Creek Pike;

THENCE; N 18 deg 00' 11" W 132.17 feet to a point;
THENCE, along a curve to the left 213.34 feet to a point, a radius of 1180.00 feet, and a chord direction of N 25 deg 36' 10" W 213.04 feet;
THENCE, N 32 deg 42' 13" W 362.10 feet to a point;
THENCE, N 32 deg 09' 08" W 280.27 feet to the Point of Beginning;
Containing 79.95 acres, more or less, according to Plat of Survey by Foresight Land Surveying, Burton Property, Corbin L. Caruthers, Tennessee License #2362, File 05-053, dated 11-10-05.

Being the same property conveyed to First Tennessee Bank National Association by Deed from John A. Medina, Successor Trustee of record at Instrument No. 201208170074017, Register's Office for Davidson County, Tennessee, dated August 7, 2012.

Being the same property conveyed to Jeffrey W. McCandless by Warranty Deed from James D. Burton of record in Instrument Number 20060113-0005549, in the Register's Office for Davidson County, Tennessee, dated November 28, 2005.

The following is for informational purposes only:

Property Address: 5115 Whites Creek Pike
Nashville, TN

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, his successors, heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of the real property in fee simple, and Grantors have a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, his successors, heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that it has conducted its own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that it has not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: _____
Keva R Robinson
Title: Vice President, Credit

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **KEVA R ROBINSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of **First Tennessee Bank, NA**, a Tennessee banking corporation, the within named bargainor, and that she in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and official seal in Nashville, Tennessee this 20 day of December, 2012.

_____
Notary Public

My Commission Expires: 11-17-2014

DEANNA D. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires November 17, 2014

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/3/15

_____
Brooke Smith

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON