WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $1.00- - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - -One and no/100- DOLLARS
Cash in hand paid to me by my husband, Dan E. McGugin, Jr., the receipt of which is hereby acknowledged, I, the undersigned, Catherine B. McGugin have bargained and sold, and by these presents do transfer and convey unto the said Dan E. McGugin, Jr., his heirs and assigns, a one-half (½) undivided interest in and to my interest in the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1: Being Lot "C" on the Map of the Subdivision of Lot No. 2 of Block 1, of the Highlands of Belle Meade No. 1, of record in Book 843, page 14, RODC, Tenn.
Said Lot "C" fronts 236 feet on the southwesterly side of West Tyne Drive and runs back between lines, 463 feet on northwesterly line and 435 feet on the southeasterly line to a dead line in the rear, measuring 233-1/4 feet thereon.
TRACT NO. 2: Being part of Block "F" on the Map of Belle Meade Subdivision No. 2 as of record in book 421, page 81, Register's Office for said county, and being shown as part of an unnumbered tract lying on the north side of West Tyne Drive on the Plan of the Highlands of Belle Meade, of record in book 547, page 180, RODC, Tenn. and described as follows:
Beginning at a point in the northeasterly margin of West Tyne Drive at the southwest corner of the part of Block "F" conveyed to Myra J. Blair, by deed of record in book 702, page 567 said Register's Office; thence along Blair's northwesterly line 165 feet more or less to the center line of Richland Creek; thence along the center line of said creek, westerly 236 feet more or less; thence in a southwesterly direction 135 feet more or less to the northeasterly margin of West Tyne Drive; thence along the margin of said Drive, southeasterly 236 feet more or less to the point of beginning.
Being the same property conveyed to Catherine B. McGugin by deed from Ethel Y. Shofner, or record in book 1679, page 591, RODC, Tenn.
Easement granted the city of Nashville to erect utility poles along the east line and on the west line of the property within 5 ft of the rear property line as conveyed by instrument of record in book 1642, page 441, RODC, Tenn.
Easement for the flow of richland creek along the rear of Tract No. 2, hereinabove described. Water rights, agreements, etc. contained in instrument from Robert C. Benson, Trustee, et al, to the Nashville Suburban Utility Dist. of record in book 1255, page 580, RODC, Tenn.
This conveyance is made subject to restrictions of record in Book 723, page 95; in book 722, page 547; and in book 928, page 621 and in book 1578, page 633, RODC, Tennessee.
I hereby expressly provide that it is my intention by this instrument to create an estate by the entireties in and to the entire interest in said property previously held by me, the grantor, alone. This conveyance is made pursuant to Ch. 255 of Public Acts of Tenn. for 1949.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest 1/2 undivided interest in thereto belonging to the said Dan E. McGugin, Jr. his heirs and assigns, forever.

And I do covenant with the said Dan E. McGugin, Jr. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Catherine B. McGugin do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Dan E. McGugin, Jr. his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27 day of December, 1950.

Catherine B. McGugin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruby M. Smith, a Notary Public in and for said County and State, the within named Catherine B. McGugin

the bargainor s, with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand [illegible] Nashville, Tennessee, this 27th day of December [illegible]

Commission expires 7-11-51

Ruby [illegible]
Notary Public