WARRANTY DEED

BOOK 4005 PAGE 968

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy McFarland et al.	Guy McFarland et al.	MAP 14
(NAME:) 7009 Woodcrest	(NAME:) Same	P. 40-41-45
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	LDB
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS* cash in hand paid by Guy McFarland and C. F. Smith, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Margie Teasley Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Guy McFarland and C. F. Smith, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 14th Civil District of Davidson County, Tennessee, as follows:
TRACT NO. 1: Being parts of Tracts Nos. 10, 30 and 32 on the Map of the Nance & Garrett's Lands, as of record in Plan Book 2, page 62, of the Chancery Court at Nashville, and described according to a survey made by Z. J. Wilkinson, Surveyor, December 9, 1937, as follows:
Beginning at a point in the center line of the Old Nashville and Clarksville Road at the west edge of a culvert crossing the same; thence north 73° east with the center of said Road, 264 feet to a point; thence north 85° east, with the center of the Old Nashville and Clarksville Road, and crossing the south margin of the new State Highway No. 112, 310 feet, more or less, to a point; thence north 89° east, with the center of the Old Nashville & Clarksville Road 231 feet to a point in the center of New State Highway No. 112; thence south 73° east with the center of the Old Nashville & Clarksville Road, crossing the south margin of the New State Highway No. 112, 462 feet to a point, the southeast corner of a 8.50 acre tract conveyed to D. J. Johns, Jr., by deed from Lucinda Cole Ready, by deed of record in Book 454, page 669, of the Register's Office for said County, the southwest corner of a 90-3/4 acre tract conveyed to A. M. Binkley, et al., by deed from Henry McMunn and wife of record in Book 497, page 341, Register's Office for said County; thence north 3° east with the center of a 10 foot roadway and with Binkley's west line, crossing the dividing line between the said Binkley property and a 172.114 acre tract conveyed to C. B. Bidwell, et al., of record in book 435, page 523, of the Register's Office for said County, 2214 feet to a stone, Bidwell's northwest corner; thence north 87° west 1110 feet to a stone, the northeast corner of a 55.9 acre tract conveyed to B. F. Binkley, et al, by deed from D. J. Johns and wife, of record in book 838, page 226, of the Register's Office for said County; thence south 3° west with Binkley's east line 2237.4 feet to a stone, Binkley's southeast corner; thence north 87° west with Binkley's south line 1096 feet to a stone, Binkley's southwest corner, the northeast corner of a 63.529 acre tract conveyed to A. H. Douglas by deed from A. S. E. Douglas and wife, of record in book 1001, page 223, of the Register's Office for said County; thence north 87° 30' west with the north line of the said Douglas Property and the north line of the A. S. F. Douglas 57.870 acres tract, 1685.5 feet to a stone, the southeast corner of the property conveyed to W. J. Merritt by deed of record in Book 682, page 358, of the Register's Office for said County; thence north 4° 20' east with Merritt's east line, 2040 feet to an iron pin, the southwest corner of a 33-1/2 acre tract, conveyed to Cleve Baxter, by deed from D. J. Johns and wife, of record in book 597, page 387, Register's Office for said County; thence south 87° 30'

east with Baxter's south line, 1638 feet to a stone, Baxter southeast corner, the west line of the above mentioned B. F. Binkley, et al 55.9 acre tract; thence south 3° west, crossing the common corner of the B. F. Binkley, et al, 55.9 acre tract, and the A. H. Douglas 63.529 acre tract and the D. J. Johns, Jr. 190 acres and 38 poles tract, and the D. J. Johns 77.77 acre tract, 4680 feet to an iron pin, the northwest corner of the J. O. Copeland, now H. Felts 40 acre tract, a corner of the C. B. Bidwell property, said iron pin being 240 feet south of the southeast corner of the A. H. Douglas 63.529 acre tract; thence south 87° east, with Copeland, now Felts north line, 660 feet to an iron pin, Copeland, now Felts northeast corner; thence south 4° 15' east, with Copeland, now Felts, east line, 2270 feet to the point of beginning, containing 338.78 acres, more or less, including but excluding the right-of-way of the New State Highway No. 112, crossing the most southerly part of the above described property.
Being the same real property conveyed to Ambers Darper and wife, Buena B. Harper, by deed from Bettie A. Johns, et al, of record in book 1072, page 179, Register's Office for said County.

TRACT NO. 2: Beginning at a stake 1-1/2 feet west of a large oak log, the corners of Tracts of No. 1, 2, 3 and 4, 3 red oak and 1 white maple pointers; thence north 2-1/2° east 135.6 poles to a stake on the side of a hill, with 2 red oak and post oak pointers, the northwest corner of Tract No. 3; thence north 87-1/2° west passing a post oak old corner at 63 poles, in all 66 poles to a stake, interior corner of Tract No. 5; thence south 2-1/2° west 135.6 poles to a stone under a beech log, old pointers all down, A. S. F. Douglas northeast corner, also the corners of Tract Nos. 1 and 6; thence south 87-1/2° east 66 poles to the beginning, containing 55.9 acres.
Being the same real property conveyed to Ambers Harper and wife, Buena B. Harper, by deed from B. F. Binkley, et al, of record in book 1316, page 153, said Register's Office.

Included in the above-described property but expressly excluded from this conveyance is the following described property:
Land in the 14th Civil District of Davidson County, Tennessee, being parts of Tracts Nos. 10, 30 and 32 on the Map of the Nance & Garrett's Lands, as of record in Plan Book 2, page 62, of the Chancery Court at Nashville, and described according to a survey made by Z. J. Wilkinson, Surveyor, December 9, 1937, as follows:
Beginning at a point in the center line of the Old Nashville and Clarksville Road at the west edge of a culvert crossing the same; thence north 73° east with the center of said Road, 264 feet to a point; thence north 85° east with the center of the Old Nashville and Clarksville Road, and crossing the south margin of the new State Highway No. 112, 310 feet, more or less, to a point; thence north 89° east, with the center of the Old Nashville & Clarksville Road 231 feet to a point in the center of New State Highway No. 112; thence south 73° east with the center of the Old Nashville & Clarksville Road, crossing the south margin of the new State Highway No. 112, 462 feet to a point, the southeast corner of a 8.50 acre tract conveyed to D. J. Johns, Jr., by deed from Lucinda Cole Ready, by deed of record in Book 454, page 669, Register's Office for said County, the southwest corner of a 90-3/4 acre tract conveyed to A. M. Binkley, et al, by deed from Henry McMunn et ux, of record in Book 497, page 341, said Register's Office; thence north 3° 00' east with the center of a 10 foot roadway and with Binkley's west line, 2214 feet to a point; thence north 87° 00' west 1520.25 feet to an iron pin, Copeland, now Felts, northeast corner; thence south 4° 15' east, with Felts' east line, 2270 feet to the point of beginning, containing 70.0 acres, more or less, including but excluding the right of way of the New State Highway No. 112, crossing the most southerly part of the above described property.
Being part of the property conveyed to Ambers Harper and wife, Buena B. Harper, by deed from Bettie A. Johns, et al, of record in book 1072, page 179, said Register's Office.

Being the same property conveyed to Margie Teasley Smith by deed dated September _____, 1965, from Ambers Harper and wife, Buena B. Harper, of record in book ____, page ____, Register's Office for said County.

This is { unimproved / improved } property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Guy McFarland and C. F. Smith, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* Guy McFarland and C. F. Smith *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,* except by deed of trust in the amount of $46,000.00, of record in book 3936, page 631, Register's Office for Davidson County, Tennessee, which is assumed by the grantees herein.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Guy McFarland and C. F. Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* March, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margie Teasley Smith

BOOK 4005 PAGE 971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Margie Teasley Smith

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ..... day of ....., 1966.

....., Notary Public.

Commission Expires .....

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, Margie Teasley Smith, a Notary Public in and for said County and State, the within named Margie Teasley Smith

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Decatur, Georgia this 21st day of April, 1966.

Notary Public, Georgia, State at Large
My Commission Expires August 1, 1966

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires .....

BOOK 4005 PAGE 972

Value 4600

State 69.50

STATE TAX $ 69.00
PROBATE .50
TOTAL $ 69.50

APR 14 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 14 1966

Loan 18859

WARRANTY DEED

FROM

Margie Teasley Smith

TO

Guy McFarland et al.

2 4 3 7 9

FELIX Z. WICSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 14 12 43 PM '66

NOTE: NOON 12/13 PAGE 815

RECORDING FEE $ 3.00

DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

RECEIVED MAY 9 1972
TAX DEPARTMENT