This instrument prepared by
HAROLD HOWSER, ATTORNEY-AT-LAW
GALLATIN, TENNESSEE

Map. 103-12
Par. 136
PW

WARRANTY DEED

BOOK 1459 PAGE 729

This instrument made and entered into on this the 13 day of October, 1970, by and between WILLIAM H. MCGAR, JAMES H. MCGAR AND EDWARD T. MCGAR, Parties of the First Part, and ALPINE MCGAR CARR AND ROBERT E. MELTON, Parties of the Second Part. The Parties of the First Part are the sons of Blanche A. McGar, deceased, and the Party of the Second Part, Alpine McGar Carr, is the daughter of Blanche A. McGar, deceased, and is the mother of Robert E. Melton;

The Parties of the First Part each own a one-fourth (1/4) undivided interest into the property herein conveyed and the Party of the Second Part, Alpine McGar Carr, owns a one-fourth (1/4) undivided interest.

W I T N E S S E T H

That for and in consideration of the sum of Thirteen Thousand Five Hundred ($13,500.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part have bargained and sold and do by these presents bargain and sell unto the Parties of the Second Part, as tenants in common, their three-fourths (3/4) undivided interest in and to a certain tract or parcel of land lying and being in the County of Davidson in the State of Tennessee, described as follows, to-wit:

Being part of Lot #33, Block "C", on the Plan of Cherokee Park, as of record in Book 547, pages 175 and 176, Register's Office for said county.

Said part of Lot #33 fronts 60 feet on the east side of Lauderdale Road and extends back between lines to a dead line on which it measures 52 feet and more particularly bound and described as follows:

Beginning on the east side of Lauderdale Road at the northwest corner of Lot #33 and the southwest corner of Lot #32; thence eastwardly

Mrs. Aubrey L. Carr
601 Centennial Apts
Nashville, Tenn

Jeff Bells
Same

with the division line of Lots Nos. 32 and 33, 173.52 feet to a dead line, being the common corner of said lots Nos. 32 and 33 in said plan; thence southwardly along said dead line, 52 feet to a point; thence westwardly 179.58 feet more or less to the southwest corner of said Lot #33 in the east margin of Lauderdale Road; thence northwardly with the easterly margin of Lauderdale Road, 60 feet to the beginning.

Being the same property conveyed to Blanche A. McGar from Thomas J. Haile, Jr. and wife, Mary Sample Haile, by deed dated September 1, 1931 and of record in Deed Book 882, page 189, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the Parties of the Second Part, as tenants in common, their heirs and assigns, a three-fourths (3/4) undivided interest, forever.

And the Parties of the First Part covenant to and with the Parties of the Second Part that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to sell and convey the same, that the same is clear and unencumbered and that they will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

In testimony whereof the Parties of the First Part have set their signatures this the day and date first above written.

496541

IDENTIFICATION REFERENCE

Nov 17 10 17 AM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

William H. McGar

James H. McGar

Edward D. McGar

STATE OF OHIO

COUNTY OF Lake

James H McGar Personally appeared before me, William H McGar + Lorraine L Mills, a Notary Public in and for said County and

Notary Public

State, the within named William H. McGar and James H. McGar, two of the bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing deed for the purposes therein contained.

Witness my hand and official seal at Kirtland, Ohio, this the 13 day of October, 1970.

Lorraine R. Mills
NOTARY PUBLIC

My commission expires: LORRAINE R. MILLS Notary Public My commission expires June 14, 1974

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $13,500, Affiant Mr. Aubrey L. Carr
Subscribed and sworn to before me this 17th day of Nov. 1970
Deputy Register W. Williams

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Anne H. Byars, a Notary Public in and for said County and State, the within named Edward T. McGar, one of the bargainors with whom I am personally acquainted and who acknowledged that he executed the foregoing deed for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this the 19th day of October, 1970.

Anne H. Byars
NOTARY PUBLIC

My commission expires: 1-22-72

NOV 17 70 CONV 13,500.00
NOV 17 70 S'TAX A* 35.10
NOV 17 70 PR'FEE A* .50
NOV 17 70 W'DEED A* 4.50 * 40.10