This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

BOOK 4716 PAGE 68

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne C. Sargent et ux	Same	
(NAME:) Baskin Drive	(NAME:) Same	129-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	Pc 45 Pcl
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM ALLEN CARGILE and CARROLL YOUNG CARGILE,

have bargained and sold, and by these presents do transfer and convey unto the said WAYNE C. SARGENT and wife, MARYBETH D. SARGENT, their

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

Parcel A: A tract of land in the 8th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 4, 1973, as follows:

Beginning at an existing concrete monument, which is in the northwest corner of Section 4, West Meade Farms, as recorded in Book 1834, page 94, Register's Office of Davidson County, Tennessee, and the southeast corner of West Meade Farms, Section J, as recorded in Book 1835, page 25, said Register's Office, and proceeding as follows: South 9° 42' West 700.42 feet to an iron pin; thence North 85° 19' West 476.6 feet to an iron pin; thence North 70° 26' West 476.0 feet to an iron pin; thence North along the easterly boundary of West Meade Farms, Section 11, as recorded in Book 2331, page 102, said Register's Office, North 1° 42' West a distance 322.8 feet to an existing monument; thence North 68° 24' East 299.4 feet to an existing monument; thence North 73° 01' East a distance of 327.1 feet to an existing monument; thence North 84° 21' East a distance of 362.8 feet to an existing monument; thence South 54° 00' East 121 feet to the point of beginning, containing 13.90 acres, more or less.

Parcel B: A 50-foot easement for the benefit of Parcel A for ingress and egress over, under and across the premises, the center line of which crosses a certain tract of land in the 8th Civil District of Davidson County, Tennessee, and portions of Lots Nos. 939, 942 and 943 on the Plan of West Meade Farms, Inc., Section 12, of record in Plan Book 3106, page 22, Register's

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 5th day of December, 19 73

Affiant

My commission expires: [illegible]

Notary Public

Office of said County, and the remainder of Parcel A from the plan of record in Book 2331, page 111, Register's Office of said County, and which center line is more particularly described as follows:

Beginning at the center line of a cul-de-sak in Baskin Drive, as recorded on the Revised Plan of West Meade Farms, Inc., Section 12, Plan Book 3106, page 22, Register's Office of Davidson County, Tennessee, and proceeding as follows: South 13° 57' East a distance of 64.3 feet to a point; thence with a curve to the left, having a radius of 109.60 feet, a distance of 149.08 feet to a point; thence continuing with a curve to the left, having a radius of 109.60 feet, a distance of 149.08 feet to a point; thence North 10° 11' East a distance of 252.34 feet to a point; thence with a curve to the left, having a radius of 526.30 feet, a distance of 364.67 feet to a point; thence North 29° 31' West a distance of 72.20 feet to a point; thence with a curve to the right having a radius of 395.9 feet, a distance of 105.38 feet to a point; thence North 14° 16' West a distance of 190 feet to a point; thence with a curve to the right, having a radius of 460.9 feet, a distance of 253.4 feet to a point; thence North 17° 14' East a distance of 306.60 feet to a point in the property line of the Allen Cargile Homeplace, as depicted on the survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 15, 1973.

Parcel A and Parcel B comprise a portion of the property conveyed to William Allen Cargile and wife, Carroll Young Cargile, by deed from E. A. Wortham, Trustee, of record in Book 3508, page 349, Register's Office for Davidson County, Tennessee. By decree in the cause of Carroll Young Cargile vs. William Allen Cargile, No. 66377, Fourth Circuit Court of Davidson County, Tennessee, the foregoing parties were granted an absolute divorce.

The Grantors hereby waive and release unto the Grantees herein any and all rights and homestead rights and dower rights and any and all other rights of any kind or character which they have or may have in and to the above described property, and hereby covenant that they will execute such further assurances as may be requisite and appropriated.

This is (unimproved ( ) improved (X)) property, known as Baskin Drive, Nashville, Tennessee
(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 WAYNE C. SARGENT and wife, MARYBETH D. SARGENT, their *heirs and assigns, forever.*

And we *do covenant with the said* Wayne C. Sargent and wife, Marybeth D. Sargent, *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,* except by taxes for 1973, restrictive covenants of record in Book 2536, page 115, and provisions of record in Book 3508, page 349, both in the Register's Office for Davidson County, Tennessee, subject to which this conveyance is executed.

And we, William Allen Cargile and Carroll Young Cargile, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Wayne C. Sargent and wife, Marybeth D. Sargent, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* June, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Allen Cargile

Carroll Young Cargile

Carroll Young Cargile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia S. Crimmens, a Notary Public in and for said County and State, the within named William Allen Cargile and Carroll Young Cargile,

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

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 1973.

Virginia S. Crimmens, Notary Public.

Commission Expires 11/12/75

STATE OF
COUNTY OF

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

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public.

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 _____.

JUN-63	CONV	99,000.00			
JUN-63	CONV	31,000.00			
JUN-63	S'TAX		A*	338.00	
JUN-63	PR'FEE		A*	.50	
JUN-63	W'DEED		A*	8.00	* 346.50

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Old First American

WARRANTY DEED

FROM

William Allen Cargile et al

TO

Wayne C. Sargent et ux

C 0 9 9 9 3

IDENTIF. REFERENCE

JUN 6 4 09 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201