This instrument was prepared by: Frank P. Reynolds, Attorney
507 American Trust Building
P. O. Box 2541
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. McGaugh, Jr.	- Same -	Map 17 -
(NAME:) Route 2, Lickton Pike	BOOK 4751 PAGE 766	143 · 145
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville Tn 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

FIFTEEN THOUSAND and no/100 --- ($15,000.00) ------ *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged,

OCT-2	CONV	15,000.00			
OCT-2 STAX			A*	39.00	
OCT-2 PBTFEE			A*	.50	
OCT-2	WDEED		A*	8.00	* 47.50

I, R. L. McGaugh,
have bargained and sold, and by these presents do transfer and convey unto
the said Richard L. McGaugh, Jr. and wife, Susan C. McGaugh,
their *heirs and assigns, a certain tract or parcel of*
land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1 - Being land in the 10th Civil District of said County, described according to a survey by John R. Alley, Surveyor, dated July 9, 1966, as follows: BEGINNING at a point in the center of Lickton Pike, a triangular corner to T. C. Jones and I. B. Cuffman, Jr., and the most northerly northwest corner of this land; thence with the line of said Cuffman due east 309 feet to a post, a corner in the line of said Cuffman; thence with the line of said Cuffman south 9 deg. 0 min. west 85 feet to a hackberry tree, a corner in the line of said Cuffman; thence with a fence and the line of said Cuffman, as follows: South 73 deg. 15 min. east 428 feet to an elm; south 67 deg. 0 min. east 40 feet to a cedar tree; south 60 deg. 30' east 58.5 feet to an elm; south 82 deg. 15' east 51 feet to a sycamore; north 74 deg. 45' east 34.5 feet to a black gum; south 83 deg. 15' east 155 feet to a walnut tree; south 80 deg. east 229 feet to an elm; south 76 deg. east 118.5 feet to a post, a corner to said Cuffman and J. E. Southerland; thence with a fence and the line of said Southerland as follows: south 64 deg. 30' west 124 feet; south 36 deg. west 135 feet; south 69 deg. 30' west 195 feet; south 6 deg. 30' west 320 feet; south 13 deg. 30' east 240 feet; south 5 deg. 15' east 119 feet; south 5 deg. 30' west 100 feet; south 15 deg. 30' west 132 feet; north 85 deg. west 190 feet; south 88 deg. 15' west 230 feet; north 56 deg. 15' west 165 feet; north 87 deg. west 205 feet to a post, corner fo said Southerland and Jack Galbreath; thence with the line of said Galbreath north 20 deg. west 346 feet to a stake in a pile of stone, a corner in the line of said Galbreath; thence with theline of said Galbreath as follows: north 63 deg. 45' west 362 feet to a point in a fence at a dry branch; north 47 deg. 45' west 335 feet to a point in a line fence in said dry branch; said point being 28 feet southerly with said fence from

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 15,000.00
Subscribed and sworn to before me, this the 2nd day of Oct, 1973
R. L. McGaugh
Affiant
My commission expires: July 27, 1977
(Affix Seal)
Notary Public

a concrete monument, a corner to said Galbreath in the line of J. W. Henley; thence with said fence and the line of said Henley north 21 deg. east 485.5 feet to a concrete monument; thence north 16 deg. 30' east 42 feet to a point in the center of aforesaid pike, a corner to said Henley; thence with the center of said pike north 51 deg. 30' east 119 feet to a point, a corner to aforesaid Jones; thence with the line of said Jones south 20 deg. 18' east 132 feet to a point in a branch, a corner in the line of said Jones; thence with the center of said branch and the line of said Jones as follows: north 78 deg.30' east 42 feet; north 65 deg.45'east 30.5 feet; south 87 deg.east 24.5 feet; north 40 deg.30' east 47 feet to a point; a corner in the line of said Jones;thence with the line of said Jones north 29 deg. west 165.5 feet to the beginning, containing 35.2 acres, more or less.
Being the same property conveyed to R. L. McGaugh and wife, Sarah H. McGaugh, by deed from Shirley C. Nall, et al, of record in Book 4038, page 833, said Register's Office, the said Sarah H. McGaugh having since died.

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Tract 2 - Land in the 10th Civil District of Davidson County, Tennessee, bounded on the northwest by Lickton Pike, on the east by I. B. Cuffman's land, on the southeast by a branch and Mrs. Bessie Holt's and on the southwest by Mrs. Bessie Holt's property. Said tract is more particularly described as follows:
BEGINNING at a nail in the center of Lickton Pike, adjoining the I. B. Cuffman property; thence south 29° east 67.3 feet to a post and an iron pin; thence south 18° east 63.6 feet to a mulberry tree on the bank of a branch; thence continuing 8.6 feet on the same course to an iron pin in the approximate center of the said branch; thence in said branch south 2° east 49.5 feet to an iron pin; thence in said branch south 44° west 53 feet to an iron pin; thence continuing in said branch south 38° 45' west 55.5 feet to an iron pin; thence leaving said branch north 20° 18' west 178.8 feet to the center of Lickton Pike; thence north 39° 30' east 119 feet to the beginning, containing 0.422 acres, more or less.
Being the same property conveyed to R. L. McGaugh and wife, Sarah H. McGaugh, by deed from Mary Margaret Finney, unmarried, of record in Book 4268, page 902, Register's Office for Davidson County, Tennessee, the said Sarah H. McGaugh having since died.

unimproved ( )
This is improved ( ) property, known as Lickton Pk. Goodlettsville Rt 1 - 37072
(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 Richard L. McGaugh, Jr. and wife, Susan C. McGaugh, *their heirs and assigns, forever.*

And I *do covenant with the said* Richard L. McCaugh, Jr. and wife, Susan C. McGaugh, *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, R. L. McGaugh, *do further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard L. McGaugh, Jr. and wife, Susan C. McGaugh, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* [illegible] *this* 2nd *day of* October, *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.*

R L McGaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Ann Williams, *a Notary Public in and for said County and State, the within named* R. L. McGaugh

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

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* October, *19*73.

Ann Williams, *Notary Public.*

Commission Expires July 27, 1977

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.....

WARRANTY DEED

FROM

R. L. McGAUGH

TO

RICHARD L. McGAUGH, JR., et ux

C 2 6 1 7 3

IDENTIF. REFERENCE

Oct 2 | 28 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

800 4751 PAGE 769

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