Prepared by:
James Rutherford
Nashville Trust Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4781 PAGE 338

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. McGonagle et ux	Same	17680
(NAME)	(NAME)	Forest Hills
East Ashland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 145-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 13

FOR AND IN CONSIDERATION of the sum of Seventy-three Thousand Five Hundred ($73,500.00) *Dollars,*

I, Alice M. Rutherford (unmarried)

have this day bargained and sold, and do hereby transfer and convey unto the said John J. McGonagle and wife Olga K. McGonagle

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 19 on the Plan of Otter Creek Hills, as of record in Book 2900, page 110, Register's Office for said County.

SAID Lot No. 19 fronts 194.4 feet on the southerly side of East Ashland Drive and extends back 316 feet on the westerly line and 388.4 feet on the easterly line to a dead line, measuring 156.8 feet thereon.

BEING the same real property conveyed to Patterson & Fox Construction Company, by deed from G. T. Developers, Incorporated, a Tennessee corporation, of record in Book 3847, page 977, Register's Office for said County.

BEING the same real property conveyed to Alice M. Rutherford by deed from Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, of record in Book 3905, page 663, R.O.D.C.

THIS convevance is made subject to restrictive covenants of record in Book 3255, page 387, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 10 foot public utility easement, anchor easement, 100 foot building setback line from Ashland Drive, which has been changed to 88 feet by instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, as shown on Plan of record in Book 2900, page 110, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,500.00

Subscribed and sworn to before me, this the 15th day of January 1974

Affiant: Alice M. Rutherford

My commission expires: 10/29/77 (Affix Seal)

Notary Public: Anne L Coppenger

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved (x) property, known as 5870 East Ashland Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John J. McGonagle and wife Olga K. McGonagle, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for Deed of Trust assumed by Buyer.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John J. McGonagle and wife Olga K. McGonagle, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15 *day of* January, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alice M. Rutherford

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne P. Coppenger, a Notary Public in and for said County and State, Alice M. Rutherford, the within named 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 Nashville, Tennessee, this 15th day of January, 1974.

Anne P Coppenger Notary Public

Commission expires 10/29/77

ANNE P. COPPENGER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

JAN 17 CONV 73,500.00
JAN 17 S'TAX A* 191.10
JAN 17 PR'FEE A* .50
JAN 17 W'DEED A* 4.00 * 195.60

WARRANTY DEED

FROM

Alice M. Rutherford

TO

John J. McGonagle et ux

C 3 8 7 8 3

IDENTIF. REFERENCE

JAN 17 12 50 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238