WARRANTY DEED

BOOK 4790 PAGE 696

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse W. McCormac and wife, Ada Frances McCormac (NAME)	Jesse W. McCormac and wife, Ada Frances McCormac (NAME)	
Route 1, John Hagar Road, (STREET ADDRESS OR ROUTE NUMBER)	Route 1, John Hagar Road (STREET ADDRESS)	98
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	121

For and in Consideration of the sum of Ten and 00/100----------
-----($10.00)----------*DOLLARS*
Cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged,

FEB22	CONV	74,500.00			
FEB22	STAX		A*	193.70	
FEB22	PRFEE		A*	.50	
FEB22	WDEED		A*	8.00	* 202.20

We, Bill Hugh Mason and wife, Helen M. Mason,

have bargained and sold, and by these presents do transfer and convey unto the said Jesse W. McCormac and wife, Ada Frances McCormac, for and during the period of their natural lives [illegible] with remainder over at the death of the longer lived of the two to their children, the issue of any deceased child taking its share, and subject to the power of sale hereinafter set out, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 5B on the unrecorded survey dated July 7, 1971, by Donald W. Fortner, Civil Engineer, and more particularly described as follows:

BEGINNING at a nail or concrete monument in the center of John Hagar Road the northeast corner of Lot No. 5B; thence generally with the center of said road south 89° 59' west 190.91 feet to a nail or concrete monument; thence south 1° 56' west 1360.96 feet to a concrete monument; thence north 89° 14' east 197.00 feet to a concrete monument; thence north 1° 40'east 1358.15 feet to said point of beginning, containing 6.05 acres, more or less.

Being the same property conveyed to Bill Hugh Mason and wife, Helen M. Mason, by deed from Walter C. Hagar an unmarried man, as of record in Book 4673, page 43, said Register's Office.

TRACT II: A tract or parcel of land more particularly described according to an unrecorded survey dated May 21, 1972, by Donald W. Fortner, Civil Engineer, as follows:

Prepared by: [illegible] AND LACKEY [illegible] Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,500.00

Affiant

Subscribed and sworn to before me, this the 21st day of Feb., 1974

Notary Public

My commission expires 2-7-75

(Affix Seal)

BEGINNING at a nail or monument in the center of John Hagar Road, the northwest corner of the tract or parcel heretofore conveyed to Bill Hugh Mason, et ux, from Walter C. Hagar by Deed of record in Book 4533, page 76, R.O.D.C.; thence with the center of said road south 89° 59' west 65.0 feet to a nail or monument in the center of said road; thence south 1° 56' west 15.0 feet to a concrete monument and thence continuing south 1° 56' west 1346.9 feet to a concrete monument; thence with an existing fenceline north 89° 14' east 65.0 feet to a concrete monument; thence north 1° 56' east 1345.96 feet to a concrete monument; thence continuing north 1° 56' east 15.0 feet to the point of beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Bill Hugh Mason and wife, Helen M. Mason, by deed from Walter C. Hagar, unmarried, as of record in Book 4673, page 43, said Register's Office.

POWER OF SALE: The said Jesse W. McCormac and wife, Ada Frances McCormac, or the survivor, are fully authorized and empowered at any time to sell the property aforesaid, and to pass a fee simple title thereto, provided they re-invest the proceeds thereof in other real property situated within the United States, taking title thereto as herein all without court decree, but the purchaser will be charged with seeing to said re-investment before his own title is clear, but said purchaser will not be chargeable with fixing value. And said power of sale may be so exercised on and on with other real property, but always in the title herein.

This is unimproved ( ) / improved (x) property, known as Rt. 1, John Hagar Road, 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 Grantees, for life, with remainder over as aforesaid, forever, subject to the power of sale herein before set out. ~~XXXXXXXXXXXXXXXX~~

And we *do covenant with the said* Grantees, as aforesaid, and remaindermen, *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 for taxes for 1974 which have been pro-rated and assumed by the Grantees.

And we, Bill Hugh Mason and wife, Helen M. Mason, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, as aforesaid, and remaindermen, ~~heirs and assigns~~ *against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* February*, 19*74*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bill H. Mason
Bill Hugh Mason

Helen M. Mason
Helen M. Mason

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Bill Hugh Mason and wife, Helen M. Mason,

the bargainors, 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 21st day of February, 1974.

Virginia R. Runion, Notary Public.

Commission Expires 2-1-75

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.....

WARRANTY DEED

FROM

BILL HUGH MASON AND WIFE,

HELEN M. MASON

TO

JESSE W. McCORMAC AND WIFE,

ADA FRANCES McCORMAC,

64309

IDENTIF. REFERENCE

FEB 22 2 19 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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