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FORM NO. WD-1

This instrument prepared by and return to:

JOEL RIGGS AND COMPANY
2319 Crestmoor Road
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1974.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 29, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOEL RIGGS AND COMPANY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Bernado (NAME)	SAME (NAME)	Map 56-0
Route 3 - Pecan Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Fd. Bk. 13D-38&10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brady W. Luckett and wife, Shirley T. Luckett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Bernado and wife, Margaret P. Bernado

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, being a part of the Lee Winfrey property, described according to a survey by Ralph W. C. Lambert, dated May 18, 1964, as follows:

BEGINNING at a point on the easterly margin of a private access road, said point being located 150 feet more or less north of the intersection of said private road and Pecan Valley Road, formerly Back Creek Road; thence crossing said private road, north 8 degrees 08 minutes east 343.5 feet to a point; thence south 84 degrees 40 minutes west 181.5 feet to a point; thence North 60 degrees 40 minutes west 473.3 feet to a point; thence North 37 degrees 05 minutes west 498.8 feet to a point; thence North 74 degrees 23 minutes west 172.5 feet to a point; thence south 78 degrees 14 minutes west 294.5 feet to a point; thence south 47 degrees 14 minutes west 97.2 feet to a point; thence North 24 degrees west 53.7 feet to a point; thence north 76 degrees west 231 feet to a point; thence north 41 degrees west 412.5 feet to a point; thence North 16 degrees east 198 feet to a point; thence North 18 degrees west 264 feet to a point; thence North 33 degrees West 231 feet to a point; thence North 10 degrees West 577.5 feet to a point; thence North 28 degrees west 198 feet to a point; thence North 65 degrees east 1089 feet to a point; thence south 28 degrees east 280.5 feet to a point; thence south 65 degrees east 280.5 feet to a point; thence south 27 degrees east 280.5 feet to a point; thence south 46 degrees east 165 feet to a point; thence South 11 degrees 30 minutes east 264 feet to a point; thence South 54 degrees East 478.5 feet to a point; thence South 7 degrees 30 minutes East 396 feet to a point; thence South 26 degrees 30 minutes east 363 feet to a point; thence South 12 degrees east 775.5 feet to a point; thence South 15 degrees 30 minutes west 375 feet to a point of beginning, containing 73 acres, more or less.

Being property conveyed to Brady W. Luckett and wife, Shirley T. Luckett, by deed from Robert E. Winfrey et al, as of record in Book 3765, page 117, said Register's Office.

This is unimproved (X) improved ( ) property, known as Route 3 Pecan Valley Road (House Number) (Street) (P. O. Address) Nashville, (City or Town) (Postal Zip)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 29th day of April, 19 74

By: Brady W. Luckett
Brady W. Luckett

By: Mrs. Shirley T. Luckett
Shirley T. Luckett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brady W. Luckett and wife, Shirley T. Luckett

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 29th day of April 19 74

My Commission Expires October 29, 1975

Commission expires

Joel Riggs
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Brady W. Luckett and Shirley T. Luckett

TO
Robert F. Bernado and Margaret P. Bernado

Prepared by:
Joel Riggs and Company
2319 Crestmoor Rd.
Nashville, Tennessee 37215

C 52439

IDENTIF. REFERENCE

MAY 1 3 08 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-1	CONV	70,000.00			
MAY-1 S'TAX			A*	182.00	
MAY-1 PB'FEE			A*	.50	
MAY-1	W'DEED		A*	4.00	* 186.50