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SEND TAX BILL TO:
Christopher Lynn McDonald
3403 Springbrook Drive
Nashville, Tennessee
Map No. 118-10-1
Parcel No. 062.00
Area 16DA
F.B. No. 14305

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD, Attorney at Law
105 1/2 South Cumberland
Lebanon, Tennessee 37087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand Nine Hundred Fifty and 00/100 Dollars ($25,950.00), cash in hand paid, the receipt of which is hereby acknowledged, we, HERBERT H. PEPPERS and wife, DOROTHY SUE PEPPERS and I, HERBERT H. PEPPERS as attorney in fact for M. A. "BOB" KERNODLE and as attorney in fact for PATRICIA SUE KERNODLE, his wife; pursuant to and under the powers of attorney dated July 21, 1974, of record in Deed Book _____, Page _____, Register's Office for Davidson County, Tennessee, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto CHRISTOPHER LYNN MCDONALD and wife, MECK S. MCDONALD, as tenants by the entirety, their heirs and assigns, the following described property situate and lying in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 13 on the map of Pleasant Valley, as of record in Book 1424, Page 63, Register's Office for said County, said Lot No. 13 fronts 82.12 feet on the northerly side of Springbrook Drive, formerly Greenvale Drive, runs back 176.9 feet on the easterly line and 263.1 feet on the westerly line to a dead line in the rear measuring 162.1 feet thereon.

DEED REFERENCE:
Being that property which was conveyed unto the Grantors herein by deed from JIM L. LAUTHERN and wife, SHIRLEY J. LAUTHERN of record in Book 4374, Page 562, Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 27th day of August, 1974.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging to the said CHRISTOPHER LYNN MCDONALD and wife, MECK S. MCDONALD, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we

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will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING, HOWEVER, taxes for the year 1975, and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1974 shall be prorated as of the date of this deed and settled in cash between the parties.

This conveyance is made SUBJECT to a 30-foot setback line from Springbrook Drive, formerly Greenvale Drive, a 10-foot easement along the rear of the lot for public utilities and an easement for the flow of Brown's Creek along a portion of the rear of the lot.

POSSESSION shall be given with delivery of this deed.

IN WITNESS WHEREOF, we have hereunto set our hands this 26th day of July, 1974.

C649960

IDENTIF. REFERENCE

JUL 29 10 11 AM '74
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

HERBERT H. PEPPERS, INDIVIDUALLY

DOROTHY SUE PEPPERS

HERBERT H. PEPPERS, Attorney in Fact for M. A. "BOB" KERNODLE

HERBERT H. PEPPERS, Attorney in Fact for PATRICIA SUE KERNODLE

JUL 29 CONV 25,950.00

STATE OF TENNESSEE
JUL 29 FEE
COUNTY OF WILSON, SS. DEED

A* 67.34
A* .50
A* 4.00 * 71.84

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within-named bargainors, HERBERT H. PEPPERS and wife, DOROTHY SUE PEPPERS and HERBERT H. PEPPERS as attorney in fact for M.A. "BOB" KERNODLE and as attorney in fact for PATRICIA SUE KERNODLE, his wife, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee, on this the 26th day of July, 1974.

Notary Public

My Commission Expires: