[redacted]

BOOK 4838 PAGE 749

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Magruder, Jr.	Same	Map 64
(NAME)	(NAME)	P/O Par 10
1812 Hayes St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37203		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of ~~XXXXXXX~~ ~~love and affection and no monetary consideration,~~
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

I, Robert H. Magruder, III,

I hereby swear or affirm that the ~~actual consideration or~~ true value for this transfer, whichever is greater, is $17,500.00 Affiant Mike W. Binkley

Subscribed and sworn to before me this 29th day of July 1974

Deputy Register [signature]

have bargained and sold, and by these presents do transfer and convey unto the said ~~Robert H. Magruder, Jr.~~

the GRANTEES herein, their heirs and assigns 1/2 of any interest I might have in ~~a certain tract or parcel of land in~~ ~~Davidson County,~~

County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made thereof January 31, 1974, by James A. Hamilton, Jr., Registered Engineer, as follows:

BEGINNING at a point in the northerly margin of Saundersville Road (as reconstructed in 1958), said point being on a curve and said point being also the southeasterly corner of the property of Aubrey O. Maxwell et ux; thence with said northerly margin of said road and around said curve eastwardly and to the left (included angle: 83°-01'-14", radius: 365.14', tangent: 323.17') 529.08', more or less, to a point, the point of tangency of said curve in the westerly margin of said Saundersville Road; thence, continuing with said margin N. 1°-06'-19" E. 593.58', more or less, to a point, the point of curvature of a curve eastwardly and to the right; thence around said curve (included angle: 90°-36'-41", radius: 439.26', tangent: 443.97') 694.68', more or less, to a point, the point of tangency of said curve in the northerly margin of said Saundersville Road; thence westwardly and with a fence N. 88°-15'-06" W. 784.42', more or less, to a point in the easterly line of said Maxwell's property; thence southwardly with said Maxwell's easterly line and with a fence S. 0°-17'-50" W. 1404.25', more or less, to the point of beginning, containing 10.98 acres, more or less.

Being part of the same property conveyed to Robert H. Magruder III by Mrs. Leah Hannah (Mrs. J.L.) Evans, by deed of record in Book 4787, pages 358-359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Mrs. Leah Hannah Evans retaining a life estate in the herein described property, and is further subject to an installment note of 2-8-74 from Robert H.Magruder III and Dr. Robert H. Magruder to the order of Leah Hannah (Mrs.J.L.)Evans

This is unimproved ( ) / improved (x) property, known as ~~Walnut Lawn Farm, Route 1, Old Hickory, Tenn.~~
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 23 day of July, 1974.

[signature]
Robert H. Magruder, III, GRANTOR

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, James L. Weed, a Notary Public in and for said County and State, the within named Robert H. Magruder, III

the bargainor _____, with whom I am personally acquainted, and who acknowledged that Robert H. Magruder III executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 23 day of July, 19 74.

My commission expires 11-2-77 Notary Public James L. Weed

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

Commission expires _____ Notary Public

JUL 29 '74 CONV 17,500.00
JUL 29 '74 S TAX A* 45.50
JUL 29 '74 PR FEE A* .50
JUL 29 '74 W DEED A* 4.00 * 50.00

STATE OF TENNESSEE
COUNTY OF Davidson

no monetary consideration

The actual consideration for this transfer or value of property (whichever is greater) is $_____
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe P. Binkley, attorney for Robert H. Magruder III

Sworn to and subscribed before me this 24 day of July, 19 74

My commission expires 10-29-75 Notary Public Anna C. Anderson

This instrument was prepared by:

Joe P. Binkley, Attorney , 1601 Parkway Towers, Nashville, Tenn. 37219
Name Address

mail to

WARRANTY DEED

FROM Robert H. Magruder, III

TO Robert H. Magruder, Jr.

C 65086

IDENTIF. REFERENCE

JUL 29 4 00 PM '74

FELIX Z. W[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/73