This instrument prepared by:
Wm. F. Carpenter, Attorney
Nashville, Tennessee

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Bush Hoover (NAME:)	Same (NAME:)	145-3-48
5005 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail to

For and in Consideration of the ~~sum of~~ love and affection we have for our daughter, Peggy Bush Hoover, ~~DOLLARS~~

We, Lester E. Bush and wife, Elizabeth Bush,

do hereby convey unto the said Peggy Bush Hoover, her heirs and assigns, all our right, title and interest, which is a 60% undivided interest, in the hereinafter described tract or parcel of land, on the following conditions:

That during the lifetime of Lester E. Bush and wife, Elizabeth Bush, we retain the occupation, possession and control of the premises hereinafter described, and upon the death of the survivor of us, the title in fee simple shall become vested in Peggy Bush Hoover, for her sole and separate use and not for the use or benefit of any present or future husband.

Sam Hoover, husband of Peggy Bush Hoover, joins in this conveyance for the purpose of conveying all his right, title and interest in and to the premised herein described, which is a 40% undivided interest to Sam Hoover and wife, Peggy Bush Hoover as tenants by the entirety, so that at the death of the survivor of Lester E. Bush and wife, Elizabeth Bush, the said Peggy Bush Hoover will be the sole owner of the premises herein described.

The land is described as follows:

~~have bargained and sold, and by these presents do transfer and convey unto the said~~ ~~and assigns~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 16 on the Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County.

Said Lot No. 16 fronts 168 feet on the westerly side of Granny White Pike and extends back 440 feet on the northerly line and 434.83 feet on the southerly line to a dead line, measuring 168 feet thereon.

Being the same property conveyed to Lester E. Bush, et ux and Sam Hoover, et ux, by deed from Estes-Taylor Company, Inc., recorded in Book 3099, page 231 ,, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Ten-foot utility easement along rear line and southerly line of premises, 150 foot building setback line from Granny White Pike, and conditions of owners certificate as shown on plan of record in Book 2900, page 86, R.O.D.C. Tennessee; and,
Restrictive covenants contained in instrument executed by Estes-Taylor Company, recorded in Book 3067, page 362, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25.00

Subscribed and sworn to before me, this the 30th day of August 19 74

Affiant

My commission expires: 4-26-76
(Affix Seal)

Notary Public

E. C. MADDUX ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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This is unimproved ( ) improved (X) property, known as 5005 Granny White Pike (House Number) (Street) Nashville, Tennessee 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 Peggy Bush Hoover, her *heirs and assigns, forever.*

And we *do covenant with the said* Peggy Bush Hoover *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.*

And we, Lester E. Bush and wife, Elizabeth Bush, and Sam Hoover *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Peggy Bush Hoover her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 30th *day of* August, *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.*

x Lester E Bush
(Lester E. Bush)

x Elizabeth Bush
(Elizabeth Bush)

x Sam Hoover
(Sam Hoover)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard C. Wadley, *a Notary Public in and for said County and State, the within named* Lester E. Bush and wife, Elizabeth Bush and Sam Hoover

the bargainor...s..., 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* 30 *day of* August, *19* 74. Richard C. Wadley, *Notary Public.*

Commission Expires 4-26-76.

RICHARD C. WADLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

LESTER E. BUSH and wife, ELIZABETH BUSH, and SAM HOOVER

TO

PEGGY BUSH HOOVER

C 6 9 7 4 8

IDENTIF. REFERENCE

SEP 4 10 30 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SEP-4Z CONV 25,000.00
SEP-4Z STAX A* 65.00
SEP-4Z PRFEE A* .50
SEP-4Z MDEED A* 8.00 * 7350

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE