WARRANTY DEED

BOOK 4884 PAGE 996

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul G. McFarland, et ux	Same	OH 9512
(NAME)	(NAME)	
939 Robertson Academy Rd.		132-13 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- Dollars, paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balances of two certain indebtednesses which are secured by lien on the property herein conveyed, one of which is described in the Deed of Trust from Pat Choate and wife, Diane C. Choate, to William K. Beasley, Trustee, of record in Book 4733, page 680, and the other of which is described in the Deed of Trust from the said Pat Choate and wife, Diane C. Choate, to William K. Beasley, Trustee, of record in Book 4733, page 682, Register's Office for Davidson County, Tennessee; we,

PAT CHOATE and wife, DIANE C. CHOATE,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

PAUL G. McFARLAND and wife, SARA S. McFARLAND,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 32 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County, and described according to a preliminary survey made by S. E. Davis, Surveyor, March 22, 1950, as follows:

Beginning at a point in the south margin of Robertson Academy Road at the corner of Lots Nos. 32 and 33; thence with the line between said lots, southerly 166.56 feet to a point at the corner of Lots Nos. 30 and 31; thence with the line between Lots Nos. 31 and 32, westerly 265 feet to the easterly margin of Oak Valley Lane; thence with the margin of the same, northerly 141.56 feet to the beginning of a curve; thence around said curve northeasterly 37.27 feet to the south margin of Robertson Academy Road; thence with the margin of same, easterly 240 feet to the point of beginning.

Being the same property conveyed to Pat Choate and wife, Diane C. Choate, by deed from Marguerite B. Huggins, of record in Book 4733, page 678, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 27th day of January, 19 75

Affiant: Paul G. McFarland

My commission expires: 2/18/78 (Affix Seal)

Notary Public: Mary W. Archer

BAUER-TENN. TITLE CO. DAVIDSON COUNTY

This is improved (X) unimproved ( ) property, known as 939 Robertson Academy Rd., Nashville, TN 37220
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 27th *day of* January, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pat Choate

Diane C. Choate

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Wesley H. Martin, a Notary Public in and for said County and State, Pat Choate and wife, Diane C. Choate,

the within named 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 29th day of Jan, 1975.

Wesley H. Martin
Notary Public

Commission expires 7/29/77

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
PAT CHOATE, et ux

TO
PAUL G. McFARLAND, et ux

JAN 30 75 CONV 60,000.00
JAN 30 75 S'TAX A* 156.00
JAN 30 75 PR'FEE A* .50
JAN 30 75 W'DEED A* 4.00 * 160.50

C 86008

IDENTIF. REFERENCE

JAN 30 10 37 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238