Prepared by: J. Michael Howard, Attorney
Box 12571
Nashville, Tn. 37212

BOOK 4990 PAGE 36

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert H. Magruder, III	Same	Map 64 part
(NAME)	(NAME)	
Rt 1 Walnut Lawn Farm		of Parcel 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn. 37138		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of ~~XXXXXX~~ love and affection and no monetary consideration ~~XXX~~ *Dollars,*

I, Leah Hannah (Mrs. J. L.) Evans,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert H. Magruder, III, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made thereof December 30, 1975, by J. H. Zeigler, Registered Engineer No. 7276, as follows:

Beginning at a point in the northeasterly corner of the property conveyed to Dr. Robert H. Magruder and Robert H. Magruder, III by deed from Leah Hannah (Mrs. J. L.) Evans of record in Book 4819, page 182, Register's Office for said County, said point being N. 0 deg. 53 mins. 17 secs. E. 500.05 feet from an iron pin in the northerly margin of Saundersville Road; thence with the northerly line of said Magruder property N. 88 degs. 15 mins. 06 secs. W. 784.42 feet to an iron pin in the line between said Magruder and Aubrey O. Maxwell; thence with said Maxwell's easterly line N. 0 degs. 53 mins. 17 secs. E. 380.0 feet to an iron pin; thence S. 88 degs. 15 mins. 06 secs. E. 784.42 feet to an iron pin; thence S.0 degs. 53 mins. 17 secs. W. 380.0 feet to the beginning, containing 6.84 acres, more or less.

Being part of the same property conveyed to Mrs. M. C. Hannah and Mrs. J. L. Evans by deed from William W. Cunningham et ux of record in Book 896, page 255, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is ~~greater~~ for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 10th day of January 1976

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is { unimproved } { improved } property, known as _____ (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 Grantee, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 10th *day of* January, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Leah Hannah (Mrs. J. L. Evans)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Christian N. Gregory, a Notary Public in and for said County and State, Leah Hannah (Mrs. J. L.) Evans the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 10th day of January, 1976.

Christian N. Gregory
Notary Public

Commission expires May 13, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Christian N. Gregory, a Notary Public of the State and County aforesaid, personally appeared Leah Hannah with whom I am personally acquainted, and who, upon oath, acknowledged myself to be a Notary Public of the State and County by Davidson, the within named bargainor, a corporation, and that she as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Mrs. Leah Hannah (Mrs. J. L.) Evans.

Witness my hand and seal, at office in Davidson County, this 10th day of January, 1976.

Christian N. Gregory
Notary Public

Commission expires May 13, 1979

JAN 20 76	CONV	*3,000.00			
JAN 20 76	S'TAX		B*	7.80	
JAN 20 76	PR'FEE		B*	.50	
JAN 20 76	W'DEED		B*	4.00	* 12.30

WARRANTY DEED

FROM
Leah Hannah (Mrs. J. L.) Evans
TO
Robert H. Magruder, III

D 32834

IDENTIF. REFERENCE

JAN 20 2 48 PM '76

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238