This instrument was prepared by

Rutherford, Crockett & Gundlach
306 Nashville City Bank Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5027 PAGE 683

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Davis Flatt (NAME:)	Same (NAME:)	48
Route 3 McCool Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 160
Nashville Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

mail

For and in Consideration of the sum of Eight Hundred and no/100---------- ----------($800.00)---------- *DOLLARS*

cash in hand paid by Larry Davis Flatt and wife Rae Jean Flatt, the receipt of which is hereby acknowledged, we Alyne Rutherford Gundlach and E. R. Rutherford, Jr.

MAY21'76	CONV	* 800.00				
MAY21'76	S'TAX		B*	2.08		
MAY21'76	PR'FEE		B*	.50		
MAY21'76	W'DEED		B*	8.00	*	10.58

have bargained and sold, and by these presents do transfer and convey unto the said Larry Davis Flatt and wife, Rae Jean Flatt, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 23rd Civil District of Davidson County, Tennessee, being described in part according to a survey of the Dave Holt Farm by Steve Draper, Surveyor, dated July 9, 1966, as follows:

Beginning at a point in the southerly margin of McCool Road, said point being the intersection of the southerly margin of McCool Road the the westerly margin of an unpaved road, and said point being further described as 50 feet, more or less, westwardly from the westerly boundary of the McCool property as shown on said survey; thence with the southerly margin of McCool Road westwardly 210 feet to a point; thence S. 20° E. 790 feet, more or less, to a point on the southerly boundary of the said Dave Holt Farm; thence with said southerly boundary N. 62° E. 210 feet to a hackberry, thence N. 20° W. 790 feet, more or less, to a point, containing 3 acres, more or less.

Including but excluding from the above described tract of land is the property conveyed to Terry V. Dawlen and wife, of record, in Book 4571, page 116, Register's Office of Davidson County, Tennessee, described as follows:

Land in the 23rd Civil District of Davidson County, Tennessee, being described in part according to a survey of the Dave Holt Farm made by Steve Draper, Surveyor, dated July 9, 1966, as follows:

Beginning at a point in the southerly margin of McCool Road, said point being at the intersection of the southerly margin of McCool Road and the westerly margin of an unpaved road, said point being further described as 50 feet, more or less, westwardly from the westerly boundary of the McCool property as shown on said survey; thence with the southerly margin of McCool Road westwardly 210 feet to a point; thence south 20° east 270 feet

Continued on page two ------

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 800.00

Subscribed and sworn to before me, this the 18 day of May 1976

Affiant

My commission expires: May 2 1977
(Affix Seal)

Notary Public

DAVIDSON

to the northerly margin of an unnamed road; thence with same eastwardly 210 feet; thence north 20° west 270 feet to the beginning.

Being part of the property conveyed to Alyne Rutherford Gundlach by deed from David C. Rutherford of record in Book 4519, page 382, said Register's Office. The said E. R. Rutherford, Jr., joins herein to convey any right, title and interest he may have in said property.

unimproved (x)
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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 Larry Davis Flatt and wife, Rae Jean Flatt, their *heirs and assigns, forever.*

And we *do covenant with the said* Larry Davis Flatt and wife, Rae Jean Flatt *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 Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Larry Davis Flatt and wife, Rae Jean Flatt, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our ***hand***s ***this*** 20th ***day of*** May, ***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.***

Alyne Rutherford Gundlach

E. R. Rutherford Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Yvonne H. Goudy, a Notary Public in and for said County and State, the within named Alyne Rutherford Gundlach and E. R. Rutherford, Jr.

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 20th day of May, 19 76.

Yvonne H. Goudy Notary Public.

Commission Expires May 2, 1977.

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

Alyne Rutherford Gundlach, et al

TO

Larry Davis Flatt, et ux

050326

IDENTIFICATION REFERENCE

MAY 11 11 PM '75

FEE $ 5.00

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208