mail to → THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Stedman V. Allen (NAME)	same (NAME)	Map 155
Route 1, Box 75 (STREET ADDRESS OR ROUTE NUMBER)	BOOK 5040 PAGE 783 (STREET ADDRESS)	Parcel p/o 25
Kingston Springs, Tn. 37082 (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	9C-38200

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)----------*Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, William R. Pettersen and wife, Ruth S. Pettersen

have this day bargained and sold, and do hereby transfer and convey unto the said Stedman V. Allen, his

~~successors~~), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey made by Leon Stanford Company, dated January 11, 1972, as follows:
Beginning at an iron pin in the northwesterly margin of Lewis Road located 760 feet more or less southwestwardly from the point of intersection of the northwesterly margin of Lewis Road and the westerly margin of McCrory Lane; thence with said margin of Lewis Road southwestwardly 575 feet more or less, to an iron pin, said pin being at the point of intersection of an existing fence line extended southeastwardly and the said margin of Lewis Road; thence north 67° west 1240 feet, more or less, to an iron pin in a fence; thence northwardly 90 feet, more or less, to the southwest corner of the Gene Southwood property; thence eastwardly with the southerly boundary of the said Southwood property 1260 feet, more or less, to an iron pin, located West 100 feet, more or less from the southeast corner of the said Southwood property; thence south 64° 35' East 333.9 feet, more or less, to an iron pin at the point of beginning.

Being the same property conveyed to William R. Pettersen and wife, Ruth S. Pettersen, by deed from Albert L. Schrader and wife, of record in Book 4646, page 847, Register's Office for said County.

(*cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000

Subscribed and sworn to before me, this the 22nd day of June 19 76

Affiant

My commission expires: 2-18-1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Route 1, Box 75, Kingston Springs, Tn. 37082
(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 Stedman V. Allen,

his

~~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* Stedman V. Allen

~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd *day of* June, 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.*

William R. Pettersen
William R. Pettersen

Ruth S. Pettersen
Ruth S. Pettersen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary S. Hewett, a Notary Public in and for said County and State, William R. Pettersen and wife, Ruth S. Pettersen

the within named bargainor, 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 27 day of June, 19 76.

Mary S. Hewett Notary Public

Commission expires 12/25/76

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.....

(*cont.)
This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantee.
(2) The preliminary plan of the Subdivision of the Robert E. Harwell property by Parrish Ragan, Inc., dated March 25, 1970, reveals the encroachment of a certain fence along the southerly line of the subject property. Liability by reason thereof is hereby excepted.
(3) A ten-foot ingress and egress easement along the northerly boundary line of subject property as shown on a survey by Hal R. Swann, Jr., Surveyor, dated March 29, 1974, not of record.

JUN30'76	CONV	35,000.00			
JUN30'76	S'TAX		B*	91.00	
JUN30'76	PR'FEE		B*	.50	
JUN30'76	W'DEED		B*	4.00	* 95.50

WARRANTY DEED

FROM
William R. Pettersen and wife, Ruth S. Pettersen
TO
Stedman V. Allen

D 56290

TOGETHER REFERENCE

JUN 30 3 01 PM '76

FEE ... REGISTER
DAVIDSON ... TENN.

Compliments of

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