BOOK 5042 PAGE 845

WARRANTY DEED

This Instrument Prepared By:
Clarence O. Ingram
Attorney at Law
201 Fairway Drive
Nashville, Tennessee 37214

FROM: DAVID E. ADCOCK ET UX

TO: JOHN W. WALTON III, ET AL

New Owner & Address:	Send Tax Bills To:	Map & Parcel Nos:
John W. Walton III etux & Kenneth H. Peek II 573 Murfreesboro Road Nashville, Tennessee 37210	New Owners Same	Map 135 Parcels 315 + 316 20-46001 + 20-46003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Carolyn F. Adcock
Affiant

Sworn to and subscribed before me, this 1st day of July, 1976.

Clarence O. Ingram
Notary Public

My commission expires 5/29/77.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by John W. Walton III and wifé, Carrol R. Walton, and Kenneth H. Peek II, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David E. Adcock and wife, Carolyn F. Adcock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said John W. Walton III and wife, Carrol R. Walton, as tenants by the entirety, their heirs and assigns, a one half (1/2) undivided right, title and interest, and unto the said Kenneth H. Peek II, his heirs and assigns, a one half (1/2) undivided right, title and interest, in and to Two (2) certain tracts or parcels of land in the 2nd Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1. Beginning at an iron pin on the westerly margin of a dirt road at the northeasterly corner of McAdams; thence with McAdams' line westerly 1,050 feet to an iron pin; thence northerly 210 feet to an iron pin; thence easterly 1,050 feet to an iron pin on the westerly margin ofsaid dirt road; thence with the westerly margin of said road 210 feet to the point of beginning, containing 5 acres, more or less.

Being the same property as conveyed to David E. Adcock and wife, Carolyn F. Adcock, by deed from S. B. Gardner as of record in Book 4747, Page 197, Register's Office for Davidson County, Tennessee.

TRACT NO. 2. Beginning at an iron pin on the westerly margin of a dirt road 210 feet northerly from McAdams' northeasterly corner; thence westerly 1,050 feet to an iron pin; thence northerly 575 feet to an iron pin; thence southeasterly 968 feet to an iron pin on the westerly margin of said dirt road;

thence with the westerly margin of said dirt road 530 feet to the point of beginning, containing 15 1/2 acres, more or less.

Being the same property as conveyed to David E. Adcock and wife, Carolyn F. Adcock, by deed from S. B. Gardner as of record in Book 4747, Page 195, Register's Office for Davidson County, Tennessee.

The above described tracts or parcels of land is unimproved property, known as part of the S. B. Gardner property, Una Recreation Road, Nashville, Davidson County, Tennessee.

Tract No. 1, as above described, is conveyed subject to lien created and retained, in Installment Deed of record in Book 4747, Page 197, Register's Office for Davidson County, Tennessee, to secure that certain note as described in said Installment Deed, the unpaid balance of which note, principal and interest, the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

Tract No. 2, as above described, is conveyed subject to lien created and retained, in Installment Deed of record in Book 4747, Page 195, Register's Office for Davidson County, Tennessee, to secure that certain note as described in said Installment Deed, the unpaid balance of which note, principal and interest, the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

TO HAVE AND TO HOLD said above described lands, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever.

And we, the Grantors herein, do covenant with the said Grantees that we are lawfully seized and possessed of said lands in fee simple, have a good right to convey said lands, and that the same is unencumbered except as herein shown.

And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said lands to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The taxes for 1976 are pro rated between Grantors and Grantees, and are to be paid by Grantees when due. Grantees will have possession of said lands with delivery of this deed.

Witness our hands, this 1st day of July, 1976.

David E. Adcock

Carolyn F. Adcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Adcock and wife, Carolyn F. Adcock, the bargainors, with whom I am personally

acquainted, and who acknowledged that they executed the within instrument (Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1976.

Notary Public

My commission expires May 29, 1977.

CO 45,000.00	MO
WD 6.00	MS
TD	ST 117.00
CC	ST
MR	PF 50
UCC	TOTAL 123.50

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IDENTIF. REFERENCE

JUL 7 2 39 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.