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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ross Allan Neu	First Federal Savings & Loan	17-143 Tract 1
(NAME)	(NAME)	
Rt. 2, Lickton Pike	Union at Fourth	17-145 Tract 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

we,

Richard L. McGaugh, Jr., and wife, Susan C. McGaugh

have bargained and sold, and by these presents do transfer and convey unto the said Ross Allan Neu

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, dated June 20, 1976, as follows:

Beginning at an iron pin in the southeasterly margin of Old Lickton Pike (also known as Old County Road) being 25 feet S 47° 45' E. from the most westerly southwest corner of Tract 1 as described in deed of record in Book 4751, page 766, Register's Office for Davidson County, Tennessee; thence from said iron pin N. 21° E. 250 feet with the southeasterly margin of said Old Lickton Pike to an iron pin; thence S. 64° E. 250 feet to an iron pin; thence S. 45° E. 520 feet to an iron pin; thence S. 2° 45' W. 465 feet to a post, a corner to R. L. McGaugh, Jr., J. E. Sutherland and Jack Galbreath; thence with the line of said Galbreath as follows: N. 20° W. 346 feet to a stake in a pile of rocks; N. 63° 45' W. 362 feet to an iron pin; N. 47° 45' W. 310 feet to the point of beginning, and containing 5.16 acres more or less.

Being part of the same property conveyed to Richard L. McGaugh, Jr., and wife, Susan C. McGaugh by deed of record in Book 4751, page 766, said Register's Office.

For the purpose of providing the grantee ingress & egress to and from the above described property, the grantor hereby quitclaims to the said grantee an easement along that portion of Old Lickton Pike (also known as Old County Road) which lies within the boundaries of the property conveyed to grantors by deed of record in Book 4751, page 766, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (X) property, known as Rt. 2 (House Number) Lickton Pike (Street)
Goodlettsville, Tennessee (City or Town) 37072 (Zip Code)
(P. O. Address)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of July, 19 76

Richard L. McGaugh, Jr. — RICHARD L. McGAUGH, JR.

Susan C. McGaugh — SUSAN C. McGAUGH

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, N. G. Bane, a Notary Public in and for said County and State, the within named Richard L. McGaugh, Jr., and wife, Susan C. McGaugh

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 30 day of July, 1976.

My commission expires Sept 7-1977 Notary Public N. G. Bane

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Ross Allan Neu

Sworn to and subscribed before me
this _____ day of July, 19 76.

My commission expires Sept 7-1977 Notary Public N. G. Bane

This instrument was prepared by:

Name	This instrument prepared by	Address
	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	

D 61379

WARRANTY DEED

FROM RICHARD L. McGAUGH, JR., AND WIFE, SUSAN C. McGAUGH

TO ROSS ALLAN NEU, Unmarried

IDENTIF. REFERENCE

AUG 2 3 45 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219