This instrument prepared by: Ronald B. Buchanan, Attorney at Law, 223 Madison Street, Madison, Tennessee

# WARRANTY DEED

BOOK 5053 PAGE 396

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RICHARD L. McGAUGH, JR. | Same | Map 17 |
| (NAME: ET UX | (NAME: | |
| 306 Lickton Pike | | Parcel 32 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tn. 37072 | | 10 D 11120 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

D 6 1 4 9 1

IDENTIF. REFERENCE

AUG 3 10 03 AM '76

FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG-3⅞ | CONV | *9,750.00 | | | |
| AUG-3⅞ S'TAX | | | B* | 25.22 | |
| AUG-3⅞ PR'FEE | | | B* | .50 | |
| AUG-3⅞ | W'DEED | | B* | 6.00 | * 31.72 |

RICHARD L. McGAUGH, JR., AND WIFE, SUSAN DIANE CULWELL McGAUGH; and ROBERT R. GALBREATH AND WIFE, MARY ALLEN GALBREATH, hereinafter referred to as Grantors,

----------*have bargained and sold, and by these presents do transfer and convey unto the said* RICHARD L. McGAUGH, JR., AND WIFE, SUSAN DIANE CULWELL McGAUGH, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, and being Tract 2 according to a survey by Charles R. Simmons, Surveyor, Lic. No. 421, dated October 1975, described as follows:
BEGINNING at a large blackgum tree with iron pin driven in it in the old fence line (this point is N 8° East 1442.7 feet from the original southwest corner of the original starting corner of the Pressley Farm; thence leaving the fence line N 88° West 2334.5 feet to a planted rock at base of locust tree in old fence line; thence North (crossing Tanlock Road) 1155.0 feet to a corner of Glasgow; thence East (with Glasgow South line) 899.5 feet to Glasgow corner; thence North 181.5 feet to a point in Glasgow East line and the southwest corner of the Connors Land; thence S 86° East (with Connors' south line) 975.0 feet to a point in line; thence S 10° East 620.0 feet to an iron pin (this point being the point of entry of a 50 foot access road crossing Tract 1 to enter Tract 2); thence S 25° East 800 feet to a large blackgum tree, the point of beginning, containing 59.30 acres, more or less.

Being a portion of the same property conveyed to Richard L. McGaugh, Jr., and Robert R. Galbreath, by deed from Jerry Lee Pressley, et al, of record in Book 4919, page 917, Register's Office for Davidson County, Tennessee.
Susan Diane Culwell McGaugh and Mary Allen Galbreath join in this conveyance for the purpose of conveying any right, title or interest in and to said property which they may have, past, present or future.

(cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,750.00

Affiant

Subscribed and sworn to before me, this the 3rd day of July 19 76

Notary Public

My commission expires: 2-21-79
(Affix Seal)

There is a ten (10) foot easement for ingress and egress to and from the above described property described according to a survey of Charles R. Simmons, Surveyor Lic. No. 421, dated September 30, 1975.

Included with this conveyance is an easement for ingress and egress to the above described property which is a 50 foot access road across Tract 1 as shown on survey of Charles R. Simmons, Surveyor Lic. No. 421 dated October 1975, as follows:
Beginning at an iron pin on the west side of an original access road to the Pressley property, same being the southwest corner of the Spurlock one acre tract of land; thence with Spurlock's west line, N 5° East 65 feet to an iron pin; thence N 54° West 577 feet to a point; thence N 87° West 477 feet to a point; thence N 47° 20' West 572 feet to a point, marked by an iron pin near two poplar trees, this access road lies 25 feet on either side of this line from the beginning point to the ending point.

unimproved ( )
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* 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,* except as appears of record.

*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.*

*Witness* our *hand*s *this* 28th *day of* July, *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.*

Robert R. Galbreath
Mary Allen Galbreath
Richard L. McDaugh
Susan Diane Culwell McDaugh

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

BOOK 5053 PAGE 398

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State, the within named* RICHARD L. MCGAUGH, JR., AND WIFE, SUSAN DIANE CULWELL MCGAUGH; and ROBERT R. GALBREATH AND WIFE, *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* Madison, *Tennessee, this* 28 *day of* July, 19 76.

Ronald B. Burkart, *Notary Public.*

*Commission Expires* 2-21-79.

RONALD B. BURKART NOTARY PUBLIC DAVIDSON COUNTY, TN

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*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* _____.

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*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* _____.