SEND TAX BILLS TO:
Third National Bank
Legal Department
P.O. Box 2704
Nashville, TN 37219

Buyer
Lewis R. Mefford Jr.
4904 Manchester Ct
Nash. Tenn.

MAP/PARCEL NOS.
96-1
36-37
PW

BOOK 5094 PAGE 181

WARRANTY DEED

Pursuant to the order of the Probate Court of Davidson County, Tennessee, under Rule No. 58829, and in consideration of the sum of $65,000.00 cash in hand paid by the grantee herein, receipt of which is acknowledged, I, OPAL WELLS ELLER, ADMINISTRATRIX OF THE ESTATE OF LEWIS R. MEFFORD, DECEASED, have bargained and sold, and by these presents do transfer and convey unto the said grantee, LEWIS R. MEFFORD, JR., his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Certain real estate in the Third, formerly the Second Civil District of Davidson County, Tennessee, and being in the Town of Donelson, Tennessee, and described as follows:

Beginning at a point in the center line of the Lebanon Pike, the southeast corner of the property conveyed to R. D. Stanford by deed of record in Book 802, page 33 of the Register's Office for said County, and being the southeast corner of the property conveyed to T. R. Guill by deed of record in Book 919, page 241, said Register's Office; thence with Guill's east line and with the east line of the R. D. Stanford property aforesaid, North 12-1/2 degrees East 250 feet to a point; thence South 74-3/4 degrees East 79-1/2 feet to a point; thence South 12-1/2 degrees West 50 feet to a point; thence South 74-3/4 degrees East 91 feet to a point in the west line of an alley separating the property herein described from that conveyed to J. P. Ellis, Trustee, by deed of record in Book 1031, page 654, said Register's Office; thence with the westerly margin of said alley South 12-1/2 degrees West 200 feet to a point in the center line of the Lebanon Pike; thence with the center line of Lebanon Pike North 74-3/4 degrees West 170-1/2 feet to the point of beginning.

Together with the right of ingress, egress, and regress through and over the entire length and width of the alley adjoining the above described property on the east.

Being property vested in Lewis R. Mefford by deed from the Bank of Donelson, of record in Book 1212, page 75, and by deed from Mary F. Mefford, of record in Book 2490, page 17, both in said Register's Office, the said Lewis R. Mefford having since died.

and, also,

That certain tract of land, approximately 50 feet by 91 feet, lying immediately northeast of and adjacent to the tract of land described as Tract No. 2 in the deed from Mary F. Mefford to Lewis R. Mefford, of record in Book 2490, page 17, Register's Office for said County; and being the tract shown as "not covered by deed" on the survey by Anderson and Gee, Nashville, Tennessee, dated Nov. 1946, and certified by Harvey Gee to be correct as of Feb. 27, 1952; said tract being described with reference to said survey as follows:

Beginning at a point in the west line of an alley separating the property conveyed to Lewis R. Mefford and wife by deed of record in Book 1212, page 75, from that conveyed to Lewis R. Mefford and wife by deed of record in

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37219

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Book 1172, page 194, said Register's Office; said point being at an old post located North 11° 15' East a distance of 247.7 feet from the center line of Lebanon Road; thence North 75° West a distance of 87.5 feet to a point; thence northwardly a distance of 3.0 feet to a point; thence westwardly a distance of 3.5 feet, more or less, to a point; thence southwardly, with the easterly line of the northernmost part of the property described in said deed recorded in Book 2490, page 17, a distance of 50 feet, more or less, to a point; thence eastwardly, with the northerly line of the easternmost 91 feet of the property described in said deed recorded in Book 2490, page 17, a distance of 91 feet, more or less, to the west line of the aforesaid alley; thence North 11° 15' East, with the west margin of said alley, a distance of 47 feet, more or less to the point of beginning.

Together with the right of ingress, egress and regress through and over the entire length and width of the alley adjoining the above described property on the east.

Being property of which Lewis R. Mefford went into possession under deed from the Bank of Donelson, dated June 10, 1941, recorded in Book 1212, page 75, said Register's Office, and from which date the said Lewis R. Mefford remained in continuous, exclusive and open possession of said property, until his death intestate on March 22, 1973.

This is improved property at 2808-10 Lebanon Road, Nashville, Tennessee 37214.

To have and to hold said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever. And I do covenant with the said grantee that I have a good right to convey said land in fee simple and the same is unencumbered, except for the lien of ad valorem taxes for 1976. I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever; but I covenant only as to the title coming by and through me, and to the extent that I am able so to do, as the said Administratrix.

Said property is conveyed subject to said taxes for 1976; restrictions, easements and setback lines of record; the rights of tenants in possession; such state of facts as would be disclosed by an accurate survey of the premises; and any defects in title to such portion thereof as was held by the predecessor in title without recorded assurances of title.

Opal Wells Eller (formerly Mefford), the surviving widow of Lewis R. Mefford, joins herein individually and does quitclaim and convey unto said Lewis R. Mefford, Jr., all her right, title and interest in and to said property.

Witness our hands, this 29th day of November, 1976.

Opal Wells Eller (Mrs.)
Opal Wells Eller, Administratrix
of the Estate of Lewis R. Mefford,
Deceased

Opal Wells Eller
Opal Wells Eller, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of December, 1976, before me personally appeared OPAL WELLS ELLER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, both in her capacity as Administratrix of the Estate of Lewis R. Mefford, Deceased, and as an individual.

In witness whereof, I have hereunto set my hand and official seal of office.

My commission
expires: 1-31-78

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $65,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of December, 1976.

My commission
expires: 1-31-78

Notary Public

D 79986

IDENTIF. REFERENCE

Dec 7 9 01 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC-76	CONV	65,000.00			
DEC-76 S'TAX			B*	169.00	
DEC-76 PR'FEE			B*	.50	
DEC-76	W'DEED		B*	6.00	* 175.50