BOOK 5149 PAGE 416

WARRANTY DEED

mail
THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John L. Garland and wife, Sandra Emily Garland	Security Federal Savings & Loan (NAME)	Map 136 Par 131
Route 3, Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37215 (CITY) (ZONE) (STATE)	

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 and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4935, page 807, Register's Office of Davidson County, Tennessee.

I, Gary C. Cooper, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said John L. Garland and wife, Sandra Emily Garland, their

~~successors~~, heirs and assigns,

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

Beginning at an iron pin on the south margin of Smith Springs Road that is 383 feet more or less, east of a common line between Hugh W. Lusk and The United States of America, and proceeding as follows: With the south margin of Smith Springs Road South 51 degrees 36' east a distance of 50.0 feet to an iron pin; thence North 38 degrees 24' east a distance of 5.0 feet to an iron pin; thence South 51 degrees 36' east a distance of 220.0 feet to an iron pin; thence leaving said margin south 30 degrees 39' west a distance of 684.8 feet to an iron pin; thence north 6 degrees 31' east a distance of 338.5 feet to an iron pin; thence north 81 degrees 14' west a distance of 160.0 feet to an iron pin; thence north 32 degrees 59' east a distance of 467.0 feet to the point of beginning.

Being the same property conveyed to Gary C. Cooper by deed from William J. Crosslin, Jr., as Trustee for the XL Distributing Company, Inc. Profit Sharing Plan of record in Book 4781, page 161, and by deed of correction of record in Book 4868, page 692, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees.
(2) Easement for right-of-way and easement to construct, lay, maintain, operate, repair, remove and replace pipelines and appurtenances for the (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 12th day of May, 1977

Affiant John L Garland

My commission expires: My Commission Expires August 15, 1979

(Affix Seal) Notary Public

This is unimproved ( ) improved (XX) property, known as Route 3, Anderson Road, Nashville, Tennessee
(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 John L. Garland and wife, Sandra Emily Garland, their

~~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* John L. Garland and wife, Sandra Emily Garland, their

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

Witness my *hand this* 12th *day of* April, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary C. Cooper

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Cobb

Personally appeared before me, BRENDA J BARKER, a Notary Public in and for said County and State, Gary C. Cooper

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta Georgia
this 14th day of April, 1977.

Brenda J. Barker Notary Public

Commission expires November 3, 1979

BRENDA J. BARKER NOTARY PUBLIC GEORGIA FULTON COUNTY

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.)

transportation of oil, gas or other liquids and the right to lay construct, operate or remove one or more additional lines of pipe and appurtenances, thereto, said additional lines not to necessarily parallel any existing line laid under the terms of the agreement. This easement and right of way being set out in an instrument from Hugh W. Lusk and wife, and Gulf Interstate Gas Company of record in Book 2203, page 571, and amended in Book 4238, page 915, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 4253, page 795, Register's Office for Davidson County, Tennessee.
(4) Deed of Trust of record in Book 4935, page 807, Register's Office of Davidson County, Tennessee.

MAY20 77	CONV	50,000.00			
MAY20 77	S'TAX		B*	130.00	
MAY20 77	PR'FEE		B*	.50	
MAY20 77	W'DEED		B*	4.00	* 134.50

WARRANTY DEED

FROM
Gary C. Cooper
TO
John L. Garland and wife,
Sandra Emily Garland

E 0 4 7 0 6

IDENTIF. REFERENCE

MAY 20 9 04 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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