WARRANTY DEED

BOOK 5281 PAGE 558

FROM: Leah Hannah (Mrs. J. L.) Evans,
Robert H. Magruder, III and
Dr. Robert H. Magruder

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

TO: Larry D. Carter and wife,
Melanie A. Carter

Address New Owner(s) as Follows: 3056 Edgemont Dr. Nashville, Tennessee 37214

Send Tax Bills To: Same

Map-Parcel Numbers

64-0-59
64-0-10

Field Book Numbers

4D27109
4D26949

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifteen Thousand and no/100 ($15,000.00) Dollars.

Larry D. Carter
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of May, 1978.

Dorothy E. Owens
Notary Public

My Commission Expires: April 14, 1981

FOR AND IN CONSIDERATION OF the sum of Fifteen Thousand and no/100 ($15,000.00) Dollars, Leah Hannah (Mrs. J. L.) Evans, a widow, Robert H. Magruder, III, unmarried, and Dr. Robert H. Magruder, married have bargained and sold, and by these presents do transfer and convey unto the said Larry D. Carter and wife, Melanie A. Carter, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a tract of land located on the westerly margin of General Kershaw Drive, and described according to a survey of James H. Zeigler, dated April 12, 1978, as follows:
>
> BEGINNING at a point in the westerly margin of General Kershaw Drive, said point being northerly 300 feet from the northwesterly margin of Saundersville Road; thence leaving said margin North 88° 25' 01" West 1126.67 feet to a point in a fence line and the easterly margin of a Private Drive; thence along the margin of the same North 0° 30' 41" East 200 feet to a point; thence leaving said margin North 88° 24' 57" East 1125.67 feet to a point in the westerly margin of General Kershaw Drive; thence with the margin of the same South 0° 13' 30" West 200 feet to the point of beginning and containing 5.17 acres, more or less.
>
> Being part of the same property conveyed to Mrs. M. C. Hannah and Mrs. J. L. Evans by deed from William W.

Cunningham and wife, of record in Book 896, page 255, Register's Office for Davidson County, Tennessee, the said Mrs. M. C. Hannah having since died leaving her interest in said property to Mrs. J. L. Evans by Will of record in Will Book 92, page 158, Probate Court, for said County, Mrs. M. C. Hannah and Birdie Evans Hannah being the same person and Mrs. J. L. Evans, Leah Hannah Evans, Anna Leah Hannah Evans and Anna Leah H. Evans being the same person. Also being part of the same property conveyed to Dr. Robert H. Magruder and Robert H. Magruder, III by deed from Leah Hannah (Mrs. J. L.) Evans of record in Book 4819, page 182, said Register's Office, Robert H. Magruder, Jr. and Dr. Robert H. Magruder being the same person.

This is unimproved property located on General Kershaw Drive.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry D. Carter and wife, Melanie A. Carter, their heirs, successors, and assigns, forever.

And we do covenant with the said Larry D. Carter and wife, Melanie A. Carter, 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.

And we do further covenant and bind ourselves, our heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Larry D. Carter and wife, Melanie A. Carter, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 2 day of May, 1992.

Leah Hannah (Mrs. J. L.) Evans by
Dr. Robert H. Magruder

LEAH HANNAH (MRS. J. L.) EVANS by
Dr. Robert H. Magruder, attorney-in-fact
under instrument in Record Book 5082,
page 489, Register's Office for Davidson
County, Tennessee

ROBERT H. MAGRUDER, III

Dr. Robert H. Magruder

DR. ROBERT H. MAGRUDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Dorothy E. Owen, a Notary Public in and for said County and State, the within named ROBERT H. MAGRUDER, III, the 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 Nashville, Tennessee, this 2nd day of May, 1978.

Dorothy E. Owen
Notary Public

My Commission Expires:

April 11, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy E. Owen, a Notary Public in and for said County and State, the within named DR. ROBERT H. MAGRUDER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained both for himself individually and as attorney-in-fact for LEAH HANNAH (MRS. J. L.) EVANS.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1978.

Dorothy E. Owen
Notary Public

My Commission Expires:

April 11, 1981

E6357 4.

IDENTIFICATION REFERENCE

MAY 4 3 10 PM '78

FILED IN OFFICE REGISTER
DAVIDSON COUNTY, TENN.

MAY-4-78	CONV	15,000.00			
MAY-4-78	S'TAX		B*	39.00	
MAY-4-78	PR'FEE		B*	.50	
MAY-4-78	W'DEED		B*	6.00	* 45.50