This instrument was prepared by Tom H. Proctor, Jr., 1133 Stahlman Building, Nashville, Tennessee 37201

BOOK 5371 PAGE 174

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. C. McGrady	SAME	Map 181, Parcel 29
(NAME)	(NAME)	
439 Cane Ridge Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One and No/100---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Rufus Hardin Carrigan, individually for myself and as attorney-in-fact for Horace Earl Carrigan, Roy Douglas Carrigan, Katherine Elizabeth (Carrigan) Baker Mihelich and Claude Edward Carrigan, pursuant to instruments of record in Book 5358, Pages 947, 949, 951 and 953, R.O.D.C., Tennessee,

have this day bargained and sold, and do hereby transfer and convey unto the said A. C. McGrady, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A tract of land in the Fifth Civil District of Davidson County, Tennessee on the south side of Old Hickory Boulevard, being more particularly described as follows: Beginning at a PK nail in the centerline of Old Hickory Blvd, at the northeast corner of the C. E. Carrigan Estate, said PK nail being 1050'± west of the west margin of Pettus Road and at James L. Bosworth's northwesterly corner; thence, 1. South 8° 05' 07" West a distance of 354.03' with a fence, James L. Bosworth's west line, to a point, thence, 2. South 25° 42' 07" West a distance of 100.00' with a fence to a point; thence, 3. South 31° 04' 07" West a distance of 100.00' with a fence to a point; thence, 4. South 40° 53' 07" West a distance of 62.10' with a fence to a point, being James L. Bosworth's southwest corner and Lucille N. Bosworth's northwest corner; thence 5. South 37° 11' 44" West a distance of 398.30' with a fence to an iron pin; thence, 6. North 63° 26' 35" West a distance of 131.07' with a fence to an iron pin; thence, 7. North 25° 55' 21" East a distance of 950.41' to a PK nail in the centerline of Old Hickory Blvd.; thence, 8. South 79° 51' 41" East a distance of 130.0' with the centerline of Old Hickory Blvd. to the point of beginning and containing 4.22 acres more or less by survey of Ragan-Smith & Associates, Inc. dated October 18, 1978. Being all of the same property conveyed to C. E. Carrigan by deed in Book 1230, Page 159, R.O.D.C., Tennessee; and, being property conveyed to Horace Earl Carrigan, Rufus Hardin Carrigan, Roy Douglas Carrigan, Katherine Elizabeth (Carrigan) Baker and Claude Edward Carrigan, by deed from J. A. Culbertson, et al, of record in Book 1229, Page 34, Register's Office for Davidson County, Tennessee, and by deed from William Reams Carrigan, of record in Book 5358, Page 955, and by deed from Joyce Ann Carrigan, of record in Book 5358, Page 956, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,100.00

Subscribed and sworn to before me, this the 20th day of November 1978

Affiant

My commission expires: 10/18/81 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Old Hickory Boulevard, Antioch, Tennessee 37013
(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 A. C. McGrady, his (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; however, grantee, his heirs and assigns, are prohibited from having a house trailer on said premises.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said A. C. McGrady, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 16 day of November, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rufus Hardin Carrigan
RUFUS HARDIN CARRIGAN
INDIVIDUALLY

Rufus Hardin Carrigan
RUFUS HARDIN CARRIGAN
ATTORNEY-IN-FACT

BOOK 5371 PAGE 175

STATE OF TENNESSEE)
COUNTY OF WAYNE)

Personally appeared before me, Lillian Hallis *, a Notary Public in and for said County and State,* Rufus Hardin Carrigan, individually,

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 Waynesboro *Tennessee, this* 16 *day of* November *, 19* 78

Lillian Hallis *Notary Public*

Commission expires 10-21-81

STATE OF TENNESSEE)
COUNTY OF WAYNE)

On this 16 day of November, 1978, before me personally appeared Rufus Hardin Carrigan, in his capacity of attorney-in-fact, to me known to be the person who executed the foregoing instrument in behalf of Horace Earl Carrigan, Roy Douglas Carrigan, Katherine Elizabeth (Carrigan) Baker Mihelich and Claude Edward Carrigan, and acknowledged that he executed the same as the free act and deed of said Horace Earl Carrigan, Roy Douglas Carrigan Katherine Elizabeth (Carrigan) Baker Mihelich and Claude Edward Carrigan.

Witness my hand and official seal at Waynesboro, Tennessee, this 16 day of November, 1978.

Lillian Hallis
NOTARY PUBLIC

Commission expires: 10-21-81

DEC-5[78]	CONV	12,100.00			
DEC-5[78]	S'TAX		B*	31.46	
DEC-5[78]	PR'FEE		B*	.50	
DEC-5[78]	W'DEED		B*	4.00	* 35.96

WARRANTY DEED

FROM

RUFUS HARDIN CARRIGAN, INDIVIDUALLY AND AS ATTORNEY-IN-FACT TO A. C. MCGRADY

439 Cane Ridge Road

Antioch, Tennessee 37013

F. 0 3 3 7 4

IDENTIF. REFERENCE

Dec 5 10 48 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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