WARRANTY DEED

BOOK 5702 PAGE 69

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Boswell Koogler	Same	Tract I: Map 168
(NAME)	(NAME)	Parcel 104
Hester Beasley Rd., Route #1		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Tract II: Map 168
Kingston Springs, TN 37082		Parcel 105
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Five Thousand and oo/100----------

----------($5,000.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged,

I, LAURA MAI McNEAL (formerly LAURA MAI McNEIL)

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM BOSWELL KOOGLER, the Grantees herein, his heirs and assigns, an undivided one-half (1/2) interest in and to certain real estate in Davidson County, Tennessee, being described as follows, to wit:

TRACT I:
Beginning at a planted stone on the north side of Hester and Beasley Road, thence North 27-1/2 degrees West 23 poles to a stake; thence South 52 degrees West 8 poles to a stake; thence South 27-1/2 degrees East 23 poles to the Hester and Beasley Road; thence North 52 degrees East 8 poles to the point of beginning, containing 1.15 acres, more or less.

Being the same property conveyed to W. J. McNeil and Laura Mai McNeil by deed of record in Book 2543, page 305, R.O.D.C., Tennessee.

TRACT II:
Beginning at a stake in Hester Beasley Road, center line at W. J. McNeil's Northwest corner; thence with the Hester Beasley Road North 52° West 7 poles to a stake; thence South 27-1/2 degrees West 23 poles and crossing the hollow to a stake on hillside; thence South 52 degrees East 7 poles to W. J. McNeil's Southwest corner; thence with said W. J. McNeil's North boundary line North 27-1/2 degrees East 23 poles to the beginning, containing 1 acre, more or less.

Being the same property conveyed to W. J. McNeil and Laura Mai McNeil by deed of record in Book 3435, page 133, R.O.D.C., Tennessee.

The said W. J. McNeil and Laura Mai McNeil were divorced by decree of the Sixth Circuit Court of Davidson County, Tennessee, in docket number 95861, their ownership in the above property being converted from a tenancy by the entirety to a tenancy in common. The said W. J. McNeil has since died intestate with his estate being probated in the Probate Court for Davidson County, Tennessee (docket number 68349). The said Laura Mai McNeil has since remarried and is now known as Laura Mai McNeal. Her present husband, Glen Austin McNeal, joins in this conveyance for the sole purpose of releasing whatever rights, if any, he may have in this property.

This conveyance is made subject to the water supply from the adjoining landowner. It is further subject to the Grantor (Laura Mai McNeal) and her children, Rena Ann McNeil, Tina Tann McNeil, Wanda Joy McNeil, and Teresa Imogene McNeil Thomas, having unimpeded, reasonable access for visiting the family cemetery located on this property. This cemetery shall not have further burials on it and shall not be disturbed without the prior consent of the Grantor and her children. This conveyance is also subject to any claims arising from the action in the above Probate Court in estate docket number 68349 (Estate of W. J. McNeil) entitled "Petition to Sell Real Property."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 16th day of January, 19 81

Affiant

My commission expires: 10-15-83 (Affix Seal)

Notary Public

unimproved)
This is improved (X) property, known as Hester Beasley Road, Route #1, Kingston Springs, Tennessee 37082
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 16th *day of* January, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Laura Mai McNeal
LAURA MAI McNEAL

Clen Austin McNeal
CLEN AUSTIN McNEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* LAURA MAI McNEAL and GLEN AUSTIN McNEAL

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 Nashville, *Tennessee, this* 16th *day of* January, *19* 81.

Edward S. Kelly, *Notary Public.*

EDWARD S. KELLY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission Expires 10-15-83

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 .....

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 .....

BOOK 5702 PAGE 72

WARRANTY DEED

FROM

LAURA MAI McNEAL and husband,

GLEN AUSTIN McNEAL

TO

WILLIAM BOSWELL KOOGLER

This instrument prepared by:

Jacobs & Kelly
Attorneys at Law
6202 Charlotte Avenue
Nashville, Tennessee 37209

mail

G.2.6.1.0.6

IDENTIF. REFERENCE

JAN 20 3 23 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5702 PAGE 73

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50	.00- CO
13.00	CO TX
.50	PRFEE
12.00	MTG'D
	CHECK 25.50-
5795A01/20/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 1 0 6

IDENTIF. REFERENCE

JAN 20 3 23 PM '81

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 802817