OFFICIAL RECEIPT

4528

WARRANTY DEED

BOOK 5951 PAGE 271

FROM: Elmo C. Pemerton, Jr. and wife, Dorothy J. Pemerton

TO: Fred E. Malone and wife, Nannie P. Malone

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Fred E. Malone + ux
RE 4. Box 45
Hitt Lane
Goodlettsville 37072
Tennessee

Send Tax Bills To: same

Map-Parcel Numbers

Map 25 - Parcel 7

Field Book Numbers

10D-29670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventeen Thousand and no/100 Dollars ($117,000.00).

Fred E. Malone
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of October, 1982.

Robert N. Buchanan III
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and including the execution and delivery of a promissory note in the principal amount of $87,750.00, Elmo C. Pemerton, Jr. and wife, Dorothy J. Pemerton, as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Fred E. Malone and wife, Nannie P. Malone, as Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 10th Civil District of Davidson County, Tennessee, containing 37.19 acres, more or less, described according to a survey made by Watkins and Murray, Surveyors, August 3, 1948, as follows:
>
> Beginning at a point in the western boundary line of a tract of land owned by Shane, at the southeast corner of a 14 foot easement set out in the deed to M. B. Foutch and wife, from Hebron Leeman and wife, of record in Book 802, page 394, Register's Office for said County; thence with Shane's western boundary line, south 1 degree 15 minutes east 380 feet to a point, south 9 degrees 45 minutes east 400 feet to a point in the northern boundary line of a tract of land owned by Lowrey; thence with Lowrey's northern boundary line, south 86 degrees west 18 feet to Lowrey's northwest corner; thence with the

western boundary line of said Lowrey's tract of land, south 12 degrees 45 minutes east 232 feet to a point, south 63 degrees 30 minutes east 37 feet to a point, south 7 degrees 15 minutes east 177 feet to a point in Lowrey's boundary line; thence with his line and the northern boundary line of a tract of land owned by Clayton Seaton, north 86 degrees west 765 feet to a black locust; thence north 31 degrees 30 minutes west 177 feet to a forked mulberry; thence north 35 degrees 45 minutes west 423 feet to a stake; thence north 30 degrees west 185 feet to an elm; thence north 61 degrees 30 minutes west 243 feet to a point in the eastern boundary line of a tract of land owned by Erwin or Irvin; thence with Erwin's or Irvin's eastern boundary line, north 2 degrees east 42 feet Erwin's northeast corner; thence with Erwin's northern boundary line, north 70 degrees west 456 feet to a beech stump, north 42 degrees 45 minutes west 224 feet to a point, north 39 degrees 15 minutes west 247 feet to a point and north 35 degrees west 100 feet to a point; thence south 81 degrees east 395 feet to a honey locust clump; thence along the center of a branch, north 77 degrees east 216 feet to a locust post, south 79 degrees east 469 feet to a black locust; thence with the southern boundary line of said Foutch property, south 84 degrees 30 minutes east 325 feet to a point, south 79 degrees 30 minutes east 183 feet to a point, south 65 degrees 30 minutes east 75 feet to a point, south 76 degrees east 200 feet to a point and south 85 degrees 15 minutes east 215 feet to the beginning.

Together with a 14-foot right-of-way running from the northeast corner of the above described property to the southerly margin of Hitt Lane, as set out in Book 802, page 394, and Book 3219, page 629, Register's Office for said County.

Being the same property conveyed to Elmo C. Pemerton and wife Gertrude Ann Pemerton by deed from James H. Miller and wife Katherine Miller of record in Book 2448, page 71, and by Quitclaim deed from Hubron Leeman and wife Allie Leeman and Lena Foutch Malone Highers of record in Book 3219, page 629, Register's Office for Davidson County, Tennessee. The said parties having since died. And being the same property vested in Elmo C. Pemerton, Jr., as the sole heir-at-law of Elmo C. & Gertrude Ann Pemerton, deceased.

This is improved property, known as off of Hitt Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for rights of others in the right-of-way, and subject to the flow of creeks, branches, streams or rivers and a lien for 1982 taxes which are prorated.

And Grantors do further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

All improvements are sold "as is" and without any warranty or representation of any nature as to their physical state.

Witness our hands this 8th day of October, 1982.

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Elmo C. Pemerton Jr.
ELMO C. PEMERTON, JR.

Dorothy J. Pemerton
DOROTHY J. PEMERTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan, III, a Notary Public in and for said County and State, the within named ELMO C. PEMERTON, JR., 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 8th day of October, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N Buchanan, III, a Notary Public in and for said County and State, the within named DOROTHY J. PEMERTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

H 12990

IDENTIF. REFERENCE

OCT 18 10 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

RNB/10-8-82

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			117000.00- CO	
			304.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 313.70-	
			452BA10/16/62 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 12990

IDENTIF. REFERENCE

OCT 18 10 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905191