THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9762 PG 743

ADDRESS NEW OWNER:

HOWARD McDONALD AND WIFE,
ANN McDONALD
P.O. Box 148
OLD HICKORY, TN 37138

MAP/PARCEL NUMBER:

63-4, PARCEL 1

SEND TAX BILLS TO:

Same

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $150,000.00

Ann McDonald
AFFIANT

Subscribed and sworn to me, this the 11 day of AUGUST, 1995.

Notary Public
My commission expires: 2-11-96

0089703
IDENTIF. ← REFERENCE

95 AUG 15 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

K&M ENV.

SUMNER COUNTY TENNESSEE NOTARY PUBLIC AT LARGE DENSEY S. ALLIS

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, MELINDA SUMNER BARRY, A MARRIED WOMAN, REBECCA ANN SUMNER, UNMARRIED, JASON DERRICK SUMNER, UNMARRIED, CAROL LYNN SUMNER EDGE, UNMARRIED, JIMMIE COLEMAN JAMES, JR., UNMARRIED, MARTHA I. SUMNER, UNMARRIED, AND GENEVA LOUISE NEWBERRY DOTSON, A MARRIED WOMAN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said HOWARD McDONALD AND WIFE, ANN McDONALD, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 126 RIFLE RANGE ROAD, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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 to the extent otherwise set forth in Exhibit "B" hereto.

JOHNNY E. BARRY, husband of MELINDA SUMNER BARRY, and JOHN W. DOTSON, husband of GENEVA LOUISE NEWBERRY DOTSON, two of the Grantors herein, join in this conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 11 day of AUGUST, 1995.

Melinda Sumner Barry
MELINDA SUMNER BARRY

Johnny E. Barry
JOHNNY E. BARRY

Rebecca Ann Sumner
REBECCA ANN SUMNER

Jason Derrick Sumner
JASON DERRICK SUMNER

Carol Lynn Sumner Edge
CAROL LYNN SUMNER EDGE

Jimmie Coleman James Jr.
JIMMIE COLEMAN JAMES, JR.

Martha I. Sumner
MARTHA I. SUMNER

Geneva Louise Newberry Dotson
GENEVA LOUISE NEWBERRY DOTSON

JOHN W. DOTSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELINDA SUMNER BARRY AND HUSBAND, JOHNNY E. BARRY, within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 11 day of AUGUST, 1995.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA ANN SUMNER, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 11 day of AUGUST, 1995.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON DERRICK SUMNER, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9th day of AUGUST, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL LYNN SUMNER EDGE, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9th day of AUGUST, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMIE COLEMAN JAMES, JR., the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9th day of AUGUST, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA I. SUMNER, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9th day of AUGUST, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENEVA LOUISE NEWBERRY DOTSON AND HUSBAND JOHN W. DOTSON, within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 11 day of AUGUST, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

2697 08/15 0101 03CHECK 576.00

EXHIBIT 'A'

PARTS of Tracts 6 and 7, according to an unrecorded plat of the Life & Casualty Subdivision Property, situated on the Southerly side of Old Hickory Boulevard, more particularly described as follows:

Beginning at a point in the westerly boundary of the Huffman land and being also the southeasterly corner of the Kimbrough land and running thence North 82 deg. 17 min. West a distance of 505.3 feet, part of said line being in the center of an unnamed road which is 30 feet wide and all of said line being on the southerly boundary of the Kimbrough land, to a point; thence North 53 deg. 17 min. West with Kimbrough's line a distance of 102 feet to a point; thence South 8 deg. West a distance of 1039 feet to a point in the original U.S. Government Reservation southerly boundary; thence South 56 deg. 46 min. East along said reservation boundary a distance of 149.9 feet to a concrete monument; thence North 86 deg. 17 min. East along said reservation boundary a distance of 696.6 feet to a point, being the southwesterly corner of the Baker land; thence with Baker's westerly boundary North 17 deg. 08 min. East a distance of 808.4 feet to a point, being the southeasterly corner of the Huffman land; thence with Huffman's southerly boundary North 82 deg. 52 min. West a distance of 375 feet to a point, being Huffman's southwesterly corner; thence North 16 deg. 43 min. East with Huffman's westerly boundary a distance of 126.7 feet to the point of beginning, comprising an area of 19.2 acres, more or less.

Being the same property conveyed to Vernon Wade Sumner, Clyde Maxel Sumner, Geneva Louise Newberry, now Geneva Louise Newberry Dotson, and Manilla June James, by Warranty Deed from Marvin Sumner, of record in Book 6680, page 938, Register's Office for Davidson County, Tennessee, the said Marvin Sumner having retained in said Deed a life estate for himself until his death. Marvin Sumner died on _____. Clyde M. (Maxel) Sumner subsequently conveyed his 1/4 interest in the property to Martha Isabelle Sumner, by Warranty Deed of record in Book 8963, page 642, said Register's Office. Vernon Wade Sumner died December 19, 1993, and by his Last Will and Testament, of record in Will Book 189, page 148, Probate Court for Davidson County, Tennessee, devised his interest to his wife, Lillie V. Sumner. Lillie V. Sumner died May 12, 1995, and by her Last Will and Testament, of record in Will Book 198, page 87, Probate Court for Davidson County, Tennessee, devised her interest in said property to her four children, all sui juris, Melinda Sumner Barry, Rebecca Ann Sumner, Jason Derrick Sumner and Carol Lynn Sumner Edge. Manilla June James died November 1, 1989, and by her Last Will and Testament, of record in Will Book 46, page 302, Chancery Court for Sumner County, Tennessee. her interest in the property was devised to her surviving husband, Jimmie Coleman James, Jr.

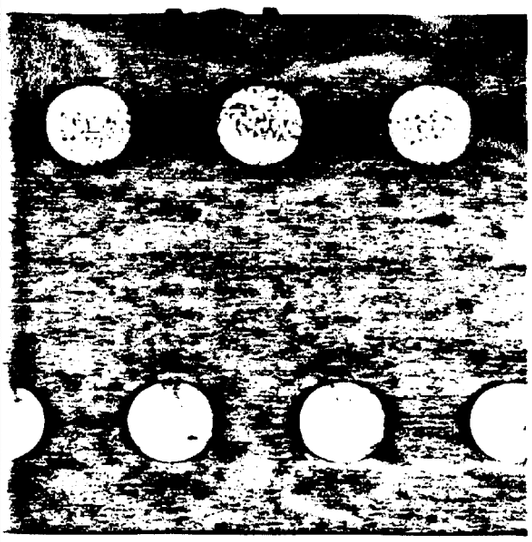
RECEIVED
MORTGAGE TAX PAID
THE DAVIDSON COUNTY REGISTER'S OFFICE HAS TAXES RECEIVED

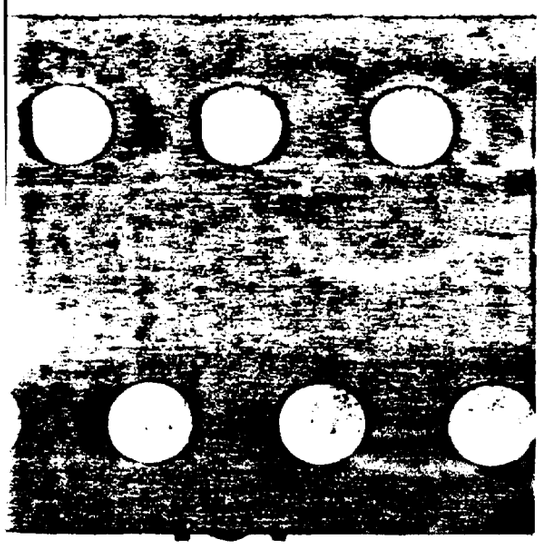
EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Restrictions as to setback lines and sewer line rights as set out in deed of record in Book 989, page 214, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9762 PG 753

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 20.00
TOTAL 576.00
CHECK 576.00

08/15/95 01 09:40 0001 2697

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0089703
IDENTIF. ↑ REFERENCE

95 AUG 15 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 941691