BK 2708

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100 DOLLARS ($10.00),
Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged and subject only to the terms and conditions of a deed of trust the principal balance being $7,413.95, payable to Walter M. Noel & Co., payable in monthly installments of $38.51 each, of record in Book 2479, page 489, Register's Office for Davidson County, Tennessee,

we, James Robert McPherson, Sr. and wife, Maxine McPherson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S.K.Grayson and wife, Frances E.Grayson

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the south side of Sentinel Drive and runs back between parallel lines 150 feet to the north line of the N.C.& St.L. Railroad.

Being the same property conveyed to James Robert McPherson, Sr. and wife, Maxine McPherson, by deed from W.D.McPherson and wife, Bobbie Jean Smith McPherson, of record in Book 2645, page 589, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2446, page 146, which were amended by instrument of record in Book 2487, page 19, said Register's Office.

Escrow and insurance to be transferred to grantees without additional cost.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as above described.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
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.
In witness whereof, the Grantor has hereunto set his hand on this, the 8th day of August, 1957

James Robert McPherson, Sr.
Maxine McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Robert McPherson, Sr. & wife Maxine McPherson, 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, the 8th day of August, 1957

Wayne Hammontree
Notary Public

My commission expires: 10-24-60

Mail to: Grantee $7,400

WARRANTY DEED

From James Robert McPherson, Sr. and wife, Maxine McPherson

To S.K.Grayson and wife, Frances E.Grayson

64331

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 27 day of DEC A.D. 1957 at 10:27 o'clock A M.
Noted in Book 871 Page 335
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By T B Wilson Dep. Reg.

NASHVILLE TITLE COMPANY
"A Commercial Title"
NASHVILLE, TENNESSEE

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