WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100ths -($10.00) - - - - - - - - - - *DOLLARS*

cash in hand paid by Foy E. McPherson and wife, Catherine Duff McPherson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Hattie L. Maynard and husband, Dewey H. Maynard,

have bargained and sold, and by these presents do transfer and convey unto the said Foy E. McPherson and wife, Catherine Duff McPherson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 3 on the plan of a subdivision of Lots Nos. 9 to 14 inclusive in West End Annex, as of record in Book 547, page 89, Register's Office for said County.

Said Lot No. 3 fronts 52 feet on the northerly side of Minnesota Avenue, or the Murphy Road and runs back between parallel lines 164.4 feet to an alley.

Being the same real property conveyed to Hattie L. Maynard by deed from Leon D. Russell and wife, dated May 14, 1958, filed May 20, 1958, and recorded in Book 2749, page 133, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Foy E. McPherson and wife, Catherine Duff McPherson, their *heirs and assigns, forever.*

And I *do covenant with the said* Foy E. McPherson and wife, Catherine Duff McPherson *that* we 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 taxes for the year 1959 which are prorated and assumed by the purchasers.

And we, Hattie L. Maynard and husband, Dewey H. Maynard, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Foy E. McPherson and wife, Catherine Duff McPherson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 11 *day of* June, 1959, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hattie L. Maynard

Dewey H Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catheryne W. Clouse, *a Notary Public in and for said County and State,* Hattie L. Maynard and husband, Dewey H. Maynard

the within named 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* [illegible] *day of* June, 19 59.

Catheryne W. Clouse *Notary Public*

Commission expires Oct. 24, 1959