This instrument was prepared by H. H. Chitwood 934 Stahlman Building Nashville, Tennessee.

BOOK 3972 PAGE 715

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opal McPherson Graves (NAME:)	Opal McPherson Graves (NAME:)	MAP 80-4
		PAR 81-84
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Antioch, Nashville, Tennessee (CITY) (ZONE) (STATE)	13 D
		mp

For and in Consideration of the sum of ----------TEN-------($10.00)---------- DOLLARS cash in hand paid by Opal McPherson Graves to Loula Cato McPherson and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Loula Cato McPherson has bargained and sold and by these presents does hereby transfer and convey unto the said Opal McPherson Graves, her heirs and assigns her respective interests hereinafter set out in the three parcels of property hereinafter described subject to a life estate:

Parcel 1: (the whole of her undivided interest in and to the following described property to wit): Land in Davidson County, Tennessee beginning at a point being the southeasterly intersection of South Hamilton Road and Old Hydes Ferry Pike thence with the margin of Old Hydes Ferry Pike South 31¼° East 459.5 feet to a point; thence North 57¼° East 387 feet to a point; thence North 40½° East 520 feet to a point on the westerly margin of Doak Avenue; thence with the margin of said avenue North 49½° West 268 feet into a point; thence South 49½° West 129 feet to a point; thence North 81.5° West 174.10 feet to a point; thence South 49½° West 645.5 feet to the point of the beginning. Being part of the same property conveyed to Mrs. Loula McPherson by deed from G. T. Sheegog of record in Book 587, page 622 in the Register's Office for Davidson County, Tennessee.

Parcel No. 2: (the whole of her undivided one half interest in and to the following described parcel to wit): Land in the 13th Civil District of Davidson County, Tennessee, and being part of Block No. 3 on the map showing G. T. Sheegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, page 191 in the Register's Office for said County, being Lots No 13 and 14 on the unrecorded plan of the Subdivision of said Block 3, described according to a survey made by Erle Drake, County Surveyor, February 1, 1937, as follows: BEGINNING on the southwesterly margin of Doak Avenue at a point 237 feet southeast of the southeasterly margin of South Hamilton Road, thence with the southwesterly margin of Doak Avenue southeastwardly 80 feet to the corner of Lots No. 14 and 15; thence with the line between said two lots southwestwardly 150 feet; thence northwestwardly 90 feet to the corner of lots 12 and 13; thence with the line between said two lots northeastwardly 150 feet to the beginning. Being the same property conveyed to Mrs. Loula Cato McPherson and Mrs. Bernice Cato Baird by deed from Hortense Cato Baker Lassiter, Gladys Hortense Baker Girgenti and Robert Cato Baker of record in Book 2275, page 431 in the Register's Office for Davidson County, Tennessee.

Parcel No. 3: (the whole of her undivided onehalf interest in and to the following described parcel to wit): Land in Davidson County, Tennessee, beginning in the center of Whites Creek near the point known as the lower water gap; running thence east 145 poles to an elm, Ralston's northeast corner; thence North 6¼° East 38.68 poles to an oak; thence North 32.6 poles to a stone; thence West 134.5 poles to the center of Whites Creek (the line being 180 poles below the spring on the Mill tract); thence down Whites Creek with its meanders 39½° South 5 poles; thence South 4° West 40 poles; thence South 38° West 24 poles; thence South 22½° East 7 poles to the beginning, containing by estimation and survey 61¼ acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is a stript of land 100 feet wide across the property which strip was heretofore sold to the Tennessee Central Railroad Company.

Also INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE

IS THE FOLLOWING DESCRIBED PARCEL OF LAND to wit: Beginning at a point and the same being a fence post on the westerly side of an old roadway formerly known as Cato Road, which road extends north and south and said old roadway is intersected from the east by what is known as East Stewart Lane, and said beginning point or fence post is 526 feet southerly from the northeast corner of the R. W. Cato tract, which corner is also the southeast corner of the Ashton or Fuston lands, and the said beginning point or fence post is 26 feet more or less from a large elm tree in said fence northerly from the same; thence in a westerly direction and with another fence 138 feet more or less to a dead line; thence southerly with said dead line 130 feet more or less to a point; thence easterly 138 feet more or less to a hackberry tree near the westerly margin of said old roadway of Cato Road, the within described land is a part of the said R. W. Cato tract of land.

That portion of Parcel No. 3 conveyed by this instrument being part of the same property conveyed to Loula Cato McPherson by two deeds, one from Hortense Cato Baker of record in Book 1025, page 259 in the Register's Office for Davidson County, Tennessee, and one from Robert W. Cato Jr. to Jennie Cato of record in Book 435, page 361 in the Register's Office for Davidson County, Tennessee, the said Jennie Cato having since died.

Grantor hereby reserves a life estate for herself in and to each of the foregoing described parcels of property.

New owner for payment of taxes - Opal McPherson Graves - Antioch, Tennessee

This is (unimproved) (improved) (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Opal McPherson Graves, her heirs and assigns, forever.

And I do covenant with the said Opal McPherson Graves that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the said Loula Cato McPherson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Opal McPherson Graves, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of December, 1965

Loula Cato McPherson

Prepared by: H. H. Chitwood
934 Stahlman Bldg.
Nashville

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Fred K Joyner, a Notary Public in and for said County and State, the within named Loula Cato McPherson

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 28th day of December, 19 65.

Fred K Joyner, Notary Public

Commission Expires Feb 10th 1969.

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

Please Mail to John P. Graves 3120 old Hyder Ferry Road

WARRANTY DEED

FROM

LOULA CATO McPHERSON

TO

OPAL McPHERSON GRAVES.

11771

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 28 2 24 PM '65

NOTED BOOK 113 PAGE 242

RECORDING FEE $ 3.25

DEP. REG. 7

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

16600

DOCUMENTARY 55 CENTS 55

SIATE TAX $ 2.20
PROBATE 50
TOTAL $ 2.70

DEC 28 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 28 1965 MK