New Owner:
W 1/2: L. R. Tyler
4306 Nebraska Ave.
Nashville, Tennessee
E 1/2: Harvey McPherson
4302 Nebraska Ave.
Nashville, Tennessee

Send Tax Bills to:
Same

Parcel No. 25W-4815

Map. 103-4
Par. 196
PW

BOOK 4096 PAGE 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and no/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create estates by the entireties in the land hereinafter described,

WE, L. R. Tyler and Harvey McPherson have bargained and sold, and by these presents do hereby transfer and convey unto Mary Ensey, Trustee, her successors and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 14 on the map of a part of Sylvan Park, as of record in book 332, page 104, Register's Office for said County.
> Said Lot No. 5 fronts 47.4 feet on the northerly side of Nebraska, formerly 8th, Avenue and runs back 160 feet on the westerly line and 162.8 feet on the easterly line, to an alley, measuring 76.7 feet thereon.
> Said property was vested in L. R. Tyler and Harvey McPherson by decree of the Chancery Court at Nashville, entered in Minute Book 46, page 7, said Court, a certified copy of which is of record in Book 3860, page 977, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Mary Ensey, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, L. R. Tyler and Harvey McPherson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Ensey, Trustee, her successors and assigns, against the lawful claims of all persons whomsoever.

And now, I the said Mary Ensey, Trustee, for and in consideration of the sum of One and no/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Richard Harvey McPherson and wife, Effie Waltman McPherson, their heirs and assigns, the following described tract or parcel of land, to-wit:

THIS INSTRUMENT WAS PREPARED BY
JAMES R. WYATT, ATTORNEY
235 Third Avenue North
Nashville, Tennessee

Being the easterly one-half of lot No. 5 of Block No. 14 on the map of a part of Sylvan Park, as of record in book 332, page 104, Register's Office for said County.
Said part of lot No. 5 fronts 23.7 feet on the northerly side of Nebraska, formerly 8th Avenue and runs back 162.8 feet on the easterly line and 160 feet, more or less, on the westerly line to an alley, measuring 38.35 feet thereon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Richard Harvey McPherson and wife, Effie Waltman McPherson, their heirs and assigns forever.

And I do covenant with the said Richard Harvey McPherson and wife, Effie Waltman McPherson, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Mary Ensey, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Richard Harvey McPherson and wife, Effie Waltman McPherson, their heirs and assigns, against the lawful claims of all persons whomsoever.

And now, I the said Mary Ensey, Trustee for and in consideration of the sum of One and no/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the interest of this conveyance, as above set out, do hereby transfer and convey unto L. R. Tyler and wife, Lucille H. Tyler, their heirs and assigns, the following described tract or parcel of land, to-wit:

Being the westerly one-half of lot No. 5 of Block No. 14 on the map of a part of Sylvan Park, as of record in book 332, page 104, Register's Office for said County.
Said part of lot No. 5 fronts 23.7 feet on the northerly side of Nebraska, formerly 8th. Avenue, and runs back 160 feet, more or less, on the easterly line and 160 feet on the westerly line, to an alley, measuring 38.35 feet thereon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. R. Tyler and wife, Lucille H. Tyler, their heirs and assigns forever.

And I do covenant with the said L. R. Tyler and wife, Lucille H. Tyler, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Mary Ensey, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said L. R. Tyler and wife, Lucille H. Tyler, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set out hands on this the 23rd day of January, 1967.

L. R. Tyler

Harvey McPherson

Mary Ensey
Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. R. Wyatt, a Notary Public in and for said County and State, the within named L. R. Tyler and Harvey McPherson, the bargainors, 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 23rd day of January, 1967.

J. R. Wyatt
Notary Public.

My commission expires: July 22, 1967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. R. Wyatt, a Notary Public in and for said County and State, the within named Mary Ensey, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 1967.

J. R. Wyatt
Notary Public.

My commission expires: July 22, 1967

BOOK 4096 PAGE 31

STATE TAX $ .60
PROBATE .50
TOTAL $ 1.10

JAN 24 1967

R. E. MORRALL
COUNTY CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 24 1967

58179

L. R. TYLER ET AL.

TO

MARY ENSEY, TRUSTEE

TO

L. R. TYLER ET AL.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JAN 24 10 17 AM '67

BOOK 1515 PAGE 651

RECORDING FEE $ 2.50

DEP. REG. 33