BOOK 4159 PAGE 658

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
SUITE 508 - 315 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37202

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Pharris	Commerce Union Bank	25W-09250
(NAME:) 305 50th Avenue, North	(NAME:) 400 Union Street	Map 91-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par 226
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----TEN AND NO/100----- **DOLLARS**

and other good and valuable considerations, the receipt of which is hereby acknowledged:

Mrs. Margaret Meguiar, a widow

have bargained and sold, and by these presents do transfer and convey unto the said James W. Pharris and wife, Ruth Pharris

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 3 on the Revised Plan of D. E. Rutherford's Subdivision of Block 10, of Charlotte Park Company's Addition as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60.0 feet on the westerly margin of 50th Avenue, North and runs back between parallel lines, along the southerly margin of an alley 155 feet to another alley in the rear.

Being the same property conveyed to Mrs. Margaret Meguiar, a widow, by deed from Carlyle Earl McDonald and wife, Helen M. McDonald of record in Book 4111, page 192, Register's Office for said County.

STATE TAX $ 1.75
PROBATE .50
TOTAL $ 2.25

AUG 8 1967 PAID AUG 8 1967

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

This unimproved ( ) is improved ( ) property, known as 305 50th Avenue, North (House Number) (Street) Nashville, Tennessee (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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand** **this** 3rd **day of** August, 1967

Mrs Margaret Meguiar
Mrs. Margaret Meguiar, a widow

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Earl Pegg, a Notary Public in and for said County and State, the within named

Mrs. Margaret Meguiar

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 3rd day of August 19 67

Commission expires May 6, 1969

Earl Pegg
Notary Public

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

($11,500.00)

WARRANTY DEED

FROM

MRS. MARGARET MEGUIAR, A WIDOW

TO

JAMES W. PHARRIS ET UX

83136

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 8 12 36 PM '67

NOTED BOOK 117 PAGE 86

RECORDING FEE $ 3.00

DEP. REG. m

EDWARD SELF
ATTORNEY AT LAW
SUITE 508-315 FOURTH AVE. NO.
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219