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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July 19 68

Notary Public / Deputy Register

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Graham B. Boyce, Atty., Third National Bank Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis R. Fuchs (NAME)	Francis R. Fuchs (NAME)	5D 8915
305 Verbena Street (STREET ADDRESS OR ROUTE NUMBER)	305 Verbena Street (STREET ADDRESS)	Map 133-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	P. 13

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James H. McPherson, Jr. and wife Sara Waller McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis R. Fuchs and wife Ruth E. Fuchs

HEREINAFTER CALLED THE GRANTEES, 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. 55 on the Plan of Highview Acres in the 5th Civil District of said County, as of record in book 2331, page 52, Register's Office for said County.

Said Lot No. 55 fronts 161.4 feet on the southerly side of Verbena Drive and extends back 197.4 feet on the westerly side and 223.3 feet on a broken line on the easterly side to a line in the rear, measuring 116.0 feet.

Being the sameproperty conveyed to James H. McPherson, Jr. and wife Sara Waller McPherson by deed from M. D. Hale and wife Margaret Hale, of record in book 2747, page 171, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 305 (House Number) Verbena Drive, (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 our hands this 1st day of July, 19 68.

James H. McPherson Jr.

Sara Waller McPherson.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, George E Bennett, a Notary Public in and for said County and State, the within named James H. McPherson, Jr. and wife Sara Waller 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 1st day of July 19 68.

Commission expires June 30, 1970

George E Bennett
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

WARRANTY DEED

FROM
James H. McPherson, Jr. and wife Sara Waller McPherson

TO
Francis R. Fuchs and wife Ruth E. Fuchs

A 0 5 1 5 0

IDENTIF. REFERENCE

JUL 15 12 57 PM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 15 68	CONV	16,000.00			
JUL 15 68	ST TAX		A*	41.60	
JUL 15 68	PR FEE		A*	.50	
JUL 15 68	M DEED		A*	3.00	* 45.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.