WARRANTY DEED

BOOK 4369 PAGE 519

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruby A. Byrd (NAME)	(NAME)	Map 83-14
1810 Boscobel St. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 325
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.D.

FOR AND IN CONSIDERATION of the sum of Five Thousand and No/100 ($5,000.00) Dollars,

cash in hand paid by Ruby A. Byrd the receipt of which is hereby acknowledged,

I, Margaret McPherson

have this day bargained and sold, and do hereby transfer and convey unto the said

Ruby A. Byrd, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Edgefield Land Company's First Subdivision, as of record in book 57, page 130, Register's Office for said County.
Said Lot No. 58 fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.
Being the property devised to Margaret King McPherson by the Will of Lucy Jane Stewart, deceased, of record in Will Book 85, page 448, Probate Court of Davidson County, Tennessee. The said Margaret King McPherson and Margaret McPherson are one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5000.00

Subscribed and sworn to before me, this the 2nd day of October, 1969.

Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1810 Boscobel Street (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ruby A. Byrd, her

(successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

Ruby A. Byrd, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 2nd day of October, 1969

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret McPherson

This Instrument Was Prepared By

Of The Law Firm Fridge & Saindon

Starting Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H. Darnell, *a Notary Public in and for said County and State,* Margaret McPherson

the within named 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* 2nd *day of* October, *19* 69

My Commission Expires April 21, 1971 Raymond H. Darnell *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....*he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

OCT-3	CONV	*5,000.00				
OCT-3	S'TAX		A*	.13.00		
OCT-3	PR'FEE		A*	.50		
OCT-3	W'DEED		A*	3.00	*	16.50

WARRANTY DEED

FROM
Margaret McPherson
TO
Ruby A. Byrd

A 56152

IDENTIF. REFERENCE

OCT 3 9 25 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE