WARRANTY DEED

BOOK 4457 PAGE 418

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clyde T. Wilburn (NAME)	Murphree Mortgage Co. (NAME)	Map. 51-3
809 Barbara Drive (STREET ADDRESS OR ROUTE NUMBER)	226-3rd Ave. N. (STREET ADDRESS)	Par. 171
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of

TEN AND NO/100 ($10.00)---------- *Dollars,*
Cash in hand paid by Clyde T. Wilburn, et ux and other good and valuable considerations the receipt of which is hereby acknowledged, including the assumption by the said Clyde T. Wilburn et ux of the balance owing on an indebtedness secured by deed of trust executed by Albert R. McPherson and wife, Dottie Dean McPherson, to Ferriss C. Bailey, Trustee, dated March 28, 1955, and recorded in Book 2385, page 525, Register's Office for Davidson County, Tennessee, in the original sum of $11,400.00. Said mortgage was assigned to Union Dime Savings Bank in Book 2390, page 300, Register's Office for Davidson County, Tennessee.
Albert R. McPherson

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

Clyde T. Wilburn and wife, Bessie L. Wilburn,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being lot no. 138 on the Plan of Section Two, Pleasant Acres, as of record in book 2133, page 75, Register's Office for said County. Said lot fronts 145.55 feet on the southerly side of Barbara Drive and runs back 257.74 feet on the westerly line and 239.45 feet on the easterly line, to a dead line in the rear, measuring 175.4 feet theron.
Being the same property conveyed to Albert R. McPherson and wife, Dottie Dean McPherson /sinced deceased, by deed from E. R. Phillips, et al, of record in book 2393, page 354, said Register's Office.

THIS INSTRUMENT PREPARED BY
GEORGE W. HUSSEY REALTY COMPANY
420 PLAZA PROFESSIONAL BLDG.
MADISON, TENNESSEE, 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 21,092.00

Subscribed and sworn to before me, this the 7 day of November 19 70

My commission expires: Nov 12, 1972 (Affix Seal)

Affiant Clyde T. Wilburn

Notary Public George W. Hussey

This is unimproved ( ) improved ( ) property, known as 809 Barbara Drive, Madison, Tennessee (House Number) (Street) 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

Clyde T. Wilburn and wife, Bessie L. Wilburn,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Clyde T. Wilburn and wife, Bessie L. Wilburn, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 4th *day of* November, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde T. Wilburn

BOOK 1457 PAGE 419

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Barney *a Notary Public in and for said County and State,* Albert R. McPherson

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville
this 4 *day of* November, *19*70

George W. Barney
Notary Public

Commission expires November 12, 1972

NOTARY PUBLIC Tennessee DAVIDSON CO.

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 .....

WARRANTY DEED

FROM

Albert R. McPherson

TO

Clyde T. Wilburn and wife,

Bessie L. Wilburn

A 95497

IDENTIF. REFERENCE

Nov 6 10 26 AM '70

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

NOV-6 70	CONV	21,031.94			
NOV-6 70	S'TAX		A*	54.60	
NOV-6 70	PR'FEE		A*	.50	
NOV-6 70	W'DEED		A*	3.00	* 58.10

Compliments of

Guaranty Title

Office of

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