BOOK 4533 PAGE 563

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-165376

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-275	Mr/Mrs Roy E. McPherson same as below	First Federal Savings & Loan Fourth & Union Nashville, Tennessee
FIELD BOOK NUMBER(S) 8DA-33213	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 404 Grosse Point Court	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 20, 1969, in the original principal sum of $15,800.00, payable to First Federal Savings & Loan Association, in monthly installments of $110.60 , including interest as set forth in said note, and being secured by a deed of trust executed by R. Jackson Brewer and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4344, page 264,

R. JACKSON BREWER and wife, FRANCES J. BREWER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROY E. McPHERSON and wife, JANICE McPHERSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 700 on the Plan of Charlotte Park, Section 8, as of record in Book 2900, pages 45 and 46.

Said Lot No. 700 fronts 79.2 feet on the southeasterly side of Grosse Point Court and extends back 194.5 feet on the northeasterly line and 161.9 feet on the southwesterly line, to a line in the rear on which it measures 118.3 feet.

Being the same property conveyed to R. Jackson Brewer and wife, Frances J. Brewer, by deed from Fannie S. Winnard, and Jules R. Winnard and wife, Ethel B. Winnard, as of record in Book 4344, page 262.

This conveyance is made subject to restrictions of record in Book 2965, page 606.

AUG31F	CONV	15,497.57			
AUG31F	S'TAX		A*	40.30	
AUG31F	P&'FEE		A*	.50	
AUG31F	W'DEED		A*	4.00	* 44.80

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 Taxes, which are assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of August, 19 71

Frances J. Brewer
Frances J. Brewer

R. Jackson Brewer
R. Jackson Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named R. Jackson Brewer and wife, Frances J. Brewer 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, the 9th day of August, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,497.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1971

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:mas

FROM
R. JACKSON BREWER AND WIFE

TO
ROY E. McPHERSON AND WIFE

328967

IDENTIF. REFERENCE

AUG 31 3 54 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: