BOOK 1560 PAGE 974

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

WARRANTY DEED

ATC-168015

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-0-104	Mr/Mrs Paul E. Tant 414 Westboro Drive Nashville, Tennessee 37209	New Owners
FIELD BOOK NUMBER(S) 8d-45210	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Sawyer Brown Road	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,

DEC 14 F	CONV	*5,000.00			
DEC 14 F	STAX		A*	13.00	
DEC 14 F	PRFEE		A*	.50	
DEC 14 F	WDEED		A*	4.00	* 17.50

ROY E. MCPHERSON and wife, MARY ANN MCPHERSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL E. TANT and wife, BETTY J. TANT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 8th Civil District State of Tennessee, described as follows:

Being Tract 3 as shown on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, described as follows:

Beginning at an iron pin in the center of Sawyer Brown Road, said point being south 8°42' west 274.1 feet and south 15°01' west 176.9 feet from the southeast corner of the property conveyed to John T. Whaley and wife by deed from Paul E. Williams and wife, of record in Book 2282, page 203, being the corner of Tracts 2 and 3 as shown on said survey; thence with the line between said two tracts, north 74°49' west 798.38 feet to an iron pin in the easterly right-of-way line of Interstate I-40; thence with said right-of-way, south 17°36' west 164.70 feet to the corner of Tracts 3 and 4 on said survey, thence with the line between said two tracts, south 74°56' east 805.36 feet to the center of said Road; thence with the center of said Road, north 18°16' east 7.6 feet and continuing with the center of said Road, north 15°01' east 155.4 feet to the beginning, containing 3.03 acres, more or less.

Being the same property conveyed to Roy E. McPherson and wife, Mary Ann McPherson, by deed from C. E. Francis and wife, Fannie J. Francis, of record in Book 4311, page 959.

This conveyance is made subject to (1) access granted State of Tennessee of record in Book 3029, page 53; and (2) easement for right-of-way of Sawyer Brown Road lying within subject premises.

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.

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 7th day of December, 1971.

Mary Ann McPherson
Mary Ann McPherson

Roy E. McPherson
Roy E. McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4560 PAGE 975

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy E. McPherson the bargainor(s), 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, Tennessee, this, the 7th day of December, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF Tennessee
COUNTY OF Davidson

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Ann McPherson the bargainor(s), 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, this, the 8th day of December, 1971.

Mary Ann Selley
Notary Public

My commission expires: July 23, 1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Paul E Tant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 1971

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

Reau E Folk Jr.
Notary Public

WARRANTY DEED
REF: VS

FROM
ROY E. MCPHERSON AND WIFE

TO
PAUL E. TANT AND WIFE

B 4 1 2 8 2

IDENTIF. REFERENCE

DEC 14 9 49 AM '71

FELIX Z. 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___.

My commission expires: _____
Notary Public