# WARRANTY DEED

BOOK 4655 PAGE 175

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| | First Federal Savings | 96-11 |
| (NAME:) | (NAME:) Union at Fourth Avenue | Par 130 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of*

Ten & 00/100 ($10.00) *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

NOV 13 72 CONV 29,000.00
NOV 13 72 S'TAX A* 75.40
NOV 13 72 PR'FEE A* .50
NOV 13 72 W'DEED A* 8.00 * 83.90

I, Robert Carroll McGhee,

*have bargained and sold, and by these presents do transfer and convey unto the said* Jeff W. Fryer and wife, Naomi Fryer,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel of land situated on Bluefield Avenue in Davidson County, Tennessee, (Metropolitan Nashville and Davidson County) being a part of Lot No. 43 as shown on The Map of Bluefield of record in Book 843, page 16, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Bluefield Avenue at a point 90 feet northwest of the common corner of Lots 43 and 44, being the northwest corner of the property conveyed to Edward Freeman Kirkpatrick and wife, Mary Ella Waters Kirkpatrick, by deed of record in Book 1166, page 604, said Register's Office; thence along Kirkpatrick's northwesterly line, southwesterly 233 feet to a point, 80 feet north of the corner of Lots 43 and 44 in the easterly line of Lot 63; thence with the line between Lots 63 and 43, northwesterly 37.1 feet to the southeast corner of Lot 64; thence with the line between Lots 64 and 43, northerly 50 feet to a point; thence easterly 181 feet to the southwesterly margin of said Bluefield Avenue; thence with the margin of the same, southeasterly 100 feet to the point of beginning, there being included in the above described area, but excluded from this conveyance a small triangular shaped area previously conveyed by the Grantors herein to Edward R. Dismukes and wife, Louise F. Dismukes, by deed dated 22 January, 1968, and recorded in Deed Book 4317, page 300, of said Register's Office, said excluded area being more particularly described as follows:

Beginning at a point marked by an iron pin, in the southwesterly margin of Bluefield Avenue, said point being the northeasterly corner of Lot "X" which

*This instrument prepared by*
STEPHENSON, LACKEY & HOLMAN
First Federal Building
Nashville, Tennessee 37219

NOTARY

STATE OF TENNESSEE, DAVIDSON COUNTY. The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 23 day of NOV 1972, 1973

Affiant

My commission expires: (Affix Seal)

Notary Public

is the southeasterly part of Lot 43, now owned by Edward R. Dismukes and wife, Louise F. Dismukes and the southeasterly corner of Lot "Y" of which the land herein described is a part; thence with the division line between said lots "X" and "Y", southwesterly 100 feet to a point marked by an iron pin set in concrete; thence leaving said division line, severing Lot "Y", which is the northwesterly part of Lot 43, in a northeasterly direction 99 feet and 2 inches to a point in the southwesterly margin of said Bluefield Avenue, said point being identified on the ground by an iron pin set in concrete; thence with the southwesterly margin of said Bluefield Avenue, 13 feet to the point of beginning, containing 650 square feet, more or less.

Being property conveyed to Lina Carroll McGhee and Robert Carroll McGhee by deed from David B. Johnson and wife, of record in Book 4409, page 562, said Register's Office, as to a one-half undivided interest; and in the heirs-at-law of Lina Carroll McGhee, deceased, as to the other one-half undivided interest.

unimproved ( )
This is improved (X) property, known as 2707 Bluefield Drivea, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Jeff W. Fryer and wife, Naomi Fryer, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Jeff W. Fryer and wife, Naomi Fryer, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, Robert Carroll McGhee, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jeff W. Fryer and wife, Naomi Fryer, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 9th *day of* November, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Carroll McGhee by
Decima Carroll Speight (Atty. in Fact).
Robert Carroll McGhee, by
Decima Carroll Speight, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4655 PAGE 177

On this 9th day of November, 1972, before me personally appeared Decima Carroll Speight, to me known to be the person who executed the foregoing instrument in behalf of Robert Carroll McGhee, and acknowledged that she executed the same as the free act and deed of said Robert Carroll McGheee.

Witness my hand and seal at office in Nashville, Tennessee, this 9th day of November, 1972.

Notary Public

My Commission Expires: APR 23 1973

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

*.....*

*.....*

*the bargainor....., 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..... day of....., 19.....*

*....., 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.....*

BOOK 4655 PAGE 178

PLEASE MAIL TO - Mr. Jeff W. Fryer, 2707 Bluefield Drive, Nashville, Tenn., 37214

WARRANTY DEED

FROM

ROBERT CARROLL McGHEE

TO

JEFF W. FRYER AND WIFE,

NAOMI FRYER

B 8 3 9 1 8

IDENTIF. REFERENCE

Nov 13 3 10 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE