THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4793 PAGE 630

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
156-2-77	Mr/Mrs Geo. W. McPhorson same as below	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 25968
9D-61014	730 Goodpasture Terrace	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

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

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 May 1, 1969, in the original principal sum of $23,000.00, payable to Guaranty Mortgage Company of Nashille, in monthly installments as set out in said note, payable according to the terms and conditions thereof, and being secured by a deed of trust executedby Robert B. Rickard and wife, to Herschel Greer, Trustee, as of record in Book 4330, page 727,

ROBERT B. RICKARD and wife, CECILIE M. RICKARD hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE W. McPHERSON and wife, ANN KAY 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. 317 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15.

Said lot fronts 85 feet on the westerly side of Goodpasture Terrace and extends back 166.5 feet on the southerly line and 183.7 feet on the northerly line, to a dead line in the rear and measures 104.5 feet thereon.

Being the same property conveyed to Robert B. Rickard and wife, Cecilie M. Rickard, by deed from Proctor Homes, Inc., as of record in Book 4330, page 725.

This conveyance is made subject to restrictions of record inBook 3857, page 858.

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 1974 taxes which have been prorated and 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 1st day of March, 1974

Cecilie M. Rickard

Robert B. Rickard

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert B. Rickard 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 1 day of March, 1974.

My commission expires: 7-27-77

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Cecilie M. Rickard 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, Tennessee, this, the 1 day of March, 1974.

My commission expires: 7-27-77

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 1974

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ROBERT B. RICKARD AND WIFE

TO GEORGE W. McPHERSON AND WIFE

C 4 4 3 7 1

IDENTIF. REFERENCE

MAR 5 3 11 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

MAR-5-74 CONV 36,900.00
MAR-5-74 STAX A* 95.94
MAR-5-74 PAFEE A* .50
MAR-5-74 WDEED A* 4.00 * 100.44

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