THIS INSTRUMENT PREPARED BY: mgf

BOOK 4878 PAGE 438

DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-8-75	Mr/Mrs Ronald McPherson	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-36780	6615 Charlotte Avenue	PROPERTY IS ☒ 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 which is hereby acknowledged,

DEC31	CONV	37,000.00			
DEC31	S'TAX		A*	96.20	
DEC31	PR'FEE		A*	.50	
DEC31	W'DEED		A*	4.00	* 100.70

FLOYD W. HODGENS and wife, MARY C. HODGENS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD McPHERSON and wife, EUNICE ANN 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. 81 on the Plan of Horton Heights, Section 2, as of record in Book 1835, page 128.

Said Lot No. 81 fronts 90 feet on the southeasterly side of Charlotte Pike and runs back 243.3 feet on the northeasterly line and 245 feet on the southwesterly line, to a dead line, measuring 90 feet thereon.

Being the same property conveyed to Floyd W. Hodgens and wife, Mary C. Hodgens, by deed from Lewis E. Brown and wife, as of record in Book 2549, page 75.

This conveyance is made subject to restrictions of record in Book 2087, page 566, as amended in Book 2093, page 49.

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 26th day of December, 1974.

Mary C. Hodgens
Mary C. Hodgens

Floyd W. Hodgens
Floyd W. Hodgens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Floyd W. Hodgens and wife, Mary C. Hodgens 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 26th day of December, 1974.

My commission expires: 7/27/77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 37,000.00

Eunice Ann McPherson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 1974

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

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

FLOYD W. HODGENS AND WIFE

TO

RONALD McPHERSON AND WIFE

RETURN TO: ORTALE, KELLEY, HERBERT & CRAWFORD 14TH FLOOR 3RD NAT'L BANK BLDG.

C 8 2 9 8 4

IDENTIF. REFERENCE

DEC 31 12 47 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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