This instrument prepared by:
Henry Goodpasture, Attorney
Nashville, Tennessee

Send tax statements to:
Kenneth B. McPherson
Rt. 5, Box 209
Nashville, Tennessee 37221

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pw

PARTITION DEED

WHEREAS, D. E. McPherson died May 12, 1937, leaving a Last Will and Testament leaving his entire estate, including real estate hereinafter described, to his wife, Mary McPherson. The said Will was probated in the County Court Clerk's Office of Davidson County, Tennessee, of record in Book 54, Page 215; and,

WHEREAS, Mary B. McPherson died intestate May 15, 1937, seized and possessed of real estate hereinafter described, survived by two sons, Kenneth B. McPherson and David E. McPherson as her next of kin and sole heirs at law; and,

WHEREAS, the said Kenneth B. McPherson and David E. McPherson who now own all of the hereinafter described real estate as equal tenants in common and the two tracts hereinafter described and conveyed each to the other are approximately the same size and value and they desire to divide the property between themselves;

THEREFORE, For and in consideration of the premises and One Dollar cash in hand paid, the receipt of which is hereby acknowledged, David E. McPherson has bargained and sold and by these presents does transfer and convey unto Kenneth B. McPherson and wife, Lois M. McPherson, as tenants by the entireties, all of his right, title and interest

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 75,178.00

Affiant

Subscribed and sworn to before me, this 11 day of June, 1975.

Notary Public

My Commission Expires 7-18-78.

NOTARY PUBLIC AT LARGE

being a one-half undivided interest, in and to real estate described as follows:

TRACT ONE:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being in the 35th Councilmanic Ward of Metropolitan Davidson County, Tennessee, formerly the 9th District of said County.

Beginning at a stake in the center of the Harding Road in J. D. Hicks N. B. line with cherry tree pointer in North side of the road;

Thence withHicks' line and road 89-1/2° W. 9.32 poles to a stake in same;

Thence S. 84-1/2° W. 18.18 poles to a stake in the center of the road at the mouth of land, Hicks' stones, Joslyns corner;

Thence with Joslyns line N. 14° W. 55.45 poles to a cedar Joslyns corner;

Thence N. 1-1/4° E 80 poles to a stone, bush pointer on ridge, D. E. McPherson's corner;

Thence with McPherson's line W. 63-1/2° E. 23.30- to a stake 12 feet east of a sourwood in his line, Richard Peach northwest corner;

Thence with said Peach S. 32° 30 poles to a large chestnut on the ridge corner;

Thence S. 2° W. 69.33 poles to the beginning, containing 31.37 acres more or less, and being the western end of the said Peach home tract of land and recorded in Book 497, Page 651, R.O.D.C. Tennessee, and being the same property conveyed to J. M. Newsom by Tobitha Newsom, of record in Book 530, Page 322, R.O.D.C. Tennessee; and being the same property conveyed to D. E. McPherson, et ux , by deed of J. M. Newsom of record in Book 522, Page 465, R. O. D. C. Tennessee.

TRACT TWO:

Land in Davidson County, State of Tennessee, being in the 35th Councilmanic Ward of Metropolitan Davidson County, formerly the 9th Civil District of said County and described as follows:

Beginning in the center of the Harding Pike at a cherry tree, the southwest corner of the tract, thence with the center of said Harding Pike N. 89-1/2° W. 42.19 poles to a stake;

Thence S. 74-1/2° W. 36.36 poles to a stake;

Thence S. 54° W. 8 poles to a stake in the center of said Harding Pike, the Southeast corner of the tract;

Thence N. 42° W. 21.75 poles to a sweet gum;

Thence N. 19° E. 30 poles to a poplar and hackberry;

Thence N. 81.50 poles to a stake in the William Forehand line;

Thence N. 89° W. 13.68 poles to a black oak, hickory pointers;

Thence N. 1° E. 39.63 poles to a stake, a corner of D. E. McPherson's land in the Forehand line;

Thence S. 63-1/2° W. 93.50 poles (with McPherson's line) to a stake 12 feet, east of a sourwood;

Thence S. 32° E. 30 poles to a large chestnut;

Thence S. 6° E. 46 poles to a stake;

Thence S. 2° W. 69.33 poles to the beginning, containing 83 and 149/160ths acres, more or less, according to a survey made by Ed L. Smith on May 15, 1917. This is a part of the tract of land conveyed to Richard Peach by A. C. Hayes and wife, October 7, 1915, and recorded in the Register's Office for Davidson County, Tennessee in Book 497, page 551, and conveyed to D. E. McPherson and wife, Mary B. McPherson, by deed of Richard Peach, et ux, of record in Book 522, Page 465, Register's Office for Davidson County, Tennessee.

Included in this description but excluded from this conveyance is 2-1/4 acres conveyed by David E. McPherson to Mrs Elva Reed and daughter Mrs. Mary Gleaves by deed of record in Book 876, Page 527, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Kenneth B. McPherson and wife, Lois M. McPherson, as tenants by the entireties, their heirs and assigns forever.

And I do covenant with the said Kenneth B. McPherson and wife, Lois M. McPherson, that I am lawfully seized and possessed of a one-half undivided interest in the said land in fee simple, have a good right to convey it and the same is unencumbered except taxes for the year 1975.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the interest conveyed in said land to the said Kenneth B. McPherson and wife, Lois M. McPherson, their heirs and assigns, against the lawful claims of all persons.

For and in consideration of the premises and One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, Kenneth B. McPherson has bargained and sold and by these presents does transfer and convey unto David E. McPherson and wife, Ethel E. McPherson, as tenants by the entireties, all of his right, title and interest, being a one-half undivided interest, in real estate described as follows:

TRACT ONE:

Lands lying and being in the 35th Councilmanic Ward of Metropolitan Davidson County, Tennessee, 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an ash in John B. Inmans line near the Stillhouse branch, Dan Donelson's northwest corner, and also the southwest corner of this tract;

Thence E. with said Donelson's line and passing his and R. S. West's corner at 34 poles and continuing with said West line in all 128 poles to a stone, sycamore call for R. S. West corner, the original corner between the lands of John S. Pritchard and W. J. Linton;

Thence N. 1/2° E. 92 poles to a white oak, now down at the head of a hollow near the top of the ridge, said R. S. West corner;

Thence N. 70° E. 11-2/5 poles to a hickory in said R. S. West line; and on the main ridge, W.T. Beasley's and D. E. McPherson's corner;

Thence with said Beasley's line and the line of this tract N. 7° W. 46-3/4 poles along with the top of the ridge to a hickory, said Beasley's corner;

Thence S. 82° W. passing a white oak stump corner of the Marsissa Joslin tract of land now owned by said Beasley at 20 poles, in all 44-1/2 poles to a sugar tree and beech, his corner;

Thence S. 84° W. 14 poles to a persimmon tree;

Thence S 61-1/2° W. 12 poles to an ash;

Thence S. 62° W. 8 poles to a chestnut, hickory and two black oaks being the beginning corner of the 29.11 acre tract;

Thence with the S. E. line of said tract S. 39-1/4° W. 30 poles;

Thence S. 52-1/2° W. 14 poles;

Thence S. 38° W. 16 poles to an elm, southwest corner of the said 29.11 acre tract;

Thence with Inman's line S. 7° E. 11 poles to a stake at the south edge of the Stillhouse Road;

Thence S. 24° W. 34 poles to a beech between the Stillhouse branch and the Road, in said Inman's line;

Thence S. 10° E. 6 poles to a stake on the east bank of the said branch;

Thence S. 35° W. 16 poles to a fill in said branch;

Thence S. 25° W. 15 poles to the mouth of the Dan Donelson branch;

Thence S. 70° W. 4 poles to the beginning, containing 89-1/4 acres be the same more or less.

Being the same property conveyed to D. E. McPherson by deed of W. T. Beasley and wife, Luella Beasley as of record in Book 587, Page 369, Register's Office for Davidson County, Tennessee.

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TRACT TWO:

Land lying and being in the 35th Councilmanic Ward of Metropolitan Davidson County, Tennessee, formerly the 9th Civil District of said County, described as follows:

Being the waters of the South Harpeth River and being part of the land bequeathed by John S. Fisher to Nancy E. Ursery by his Will of record in Book 24, Page 483, County Court of said County.

Beginning at a chestnut and two black oaks on a ridge thence S. 39-1/2° W. 30 poles to a point in the Linton Road;
Thence S. 52-1/2° W. 14 poles;
Thence S. 38° W. 16 poles to a large elm;
Thence N. 67-1/2° W. 18.4 poles to a sugar tree;
Thence N. 47-1/2° W. 10 poles to a beech;
Thence N. 49° W. 15.6 poles to a beech;
Thence N. 30° W. 46 poles to a stake;
Thence N. 39° W. 6.4 poles to a stake with a locust pointer;
Thence following the lines of said Beasley tract North 77-1/8° E. 15 poles (following the meanders of a branch) N. 57° E. 12 poles N. 81° E. 8 poles, N. 78-1/2° E. 12 poles, S 38° E. 8-5/10 poles, S. 70-1/4° E. 10 poles to a sycamore; S. 56° E. 27 poles to a walnut;
Thence S. 25° E. 4 poles to an elm;
Thence S. 67-1/4° East 22 poles to the beginning, containing 29.11 acres, more or less.

Being part of the same property conveyed to D. E. McPherson by deed from W. T. Beasley and wife, Luella Beasley as of record in Book 587, Page 369, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said David E. McPherson and wife, Ethel E. McPherson, as tenants by the entireties, their heirs and assigns forever.

And I do covenant with the said David E. McPherson and wife, Ethel E. McPherson that I am lawfully seized and possessed of a one-half undivided interest in said land in fee simple, have a good right to convey it, and the same is unencumbered except taxes for 1975.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said interest in said land to the said David E. McPherson and wife, Ethel E. McPherson, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this Deed is signed by the said Kenneth B. McPherson and wife, Lois M. McPherson, and by David E. McPherson and wife, Ethel E. McPherson, on this 13 day of June, 1975.

Kenneth B. McPherson

Kenneth B. McPherson

Lois M. McPherson

Lois M. McPherson

David E. McPherson

David E. McPherson

Ethel E. McPherson

Ethel E. McPherson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, , a Notary Public in and for said County and State, Kenneth B. McPherson and wife, Lois M. McPherson, the within named bargainors, 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 11 day of June, 1975.

Notary Public

My comm. expires:
7-18-76

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IDENTIF. REFERENCE

JUL 11 11 43 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, Bernice O. Gelston (By) a Notary Public in and for said County and State, David E. McPherson and wife, Ethel E. McPherson, the within named bargainors, 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 Bartlett, Tennessee, this 13 day of June, 1975.

Bernice O. Gelston
Notary Public

My comm. expires:
9/24/78

JUL 11 75	CONV	75,178.00			
JUL 11 75	S'TAX		A*	195.52	
JUL 11 75	PR'FEE		A*	.50	
JUL 11 75	W'DEED		A*	16.00	* 212.02