ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald McPherson, et ux (NAME)	SAME (NAME)	91-13
5914 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O par 309
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty Three Thousand Nine Hundred ($23,900.00) DOLLARS

of which $9,500.00 has been paid in cash by Ronald McPherson and wife Eunice Ann McPherson, the receipt of which is hereby acknowledged, and for the remainder, the said Ronald McPherson and wife Eunice Ann McPherson assume and agree to pay one-half (1/2) of the unpaid balance of an original indebtedness of $31,000.00 secured by a Deed of Trust executed by Erbin Demonbreun and wife, Mary Demonbreun to O.B. Hofstetter, Jr., Trustee, dated June 25, 1973 and recorded in Book 4722, page 361, Register's Office for Davidson County, Tennessee, we, Willard E. Colgan and wife June Colgan

have bargained and sold, and by these presents do transfer and convey unto the said Ronald McPherson and wife, Eunice Ann McPherson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 30.0 feet portion of the easterly 30.9 feet of Lot NO. 20 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County, and as surveyed by Jack R. Underwood, surveyor, the _____ day of _____, 1976.

Said part of said Lot No. 20 fronts 30.0 feet on the northerly side of Charlotte Pike and extends back between parallel lines 169.5 feet to an alley.

Being the westerly 30.0 feet part of the same property conveyed to Willard E. Colgan by deed from Mary Demonbreun as of record in Book 4940, page 251, Register's Office for Davidson County, Tennessee.

June Colgan, wife of the said Willard E. Colgan, also joins in this Deed for the purpose of transferring and vonveying any interest she may have in said land to the said Grantees..

JAN21	CONV	23,900.00			
JAN21	S'TAX		B*	62.14	
JAN21	PR'FEE		B*	.50	
JAN21	W'DEED		B*	4.00 . *	66.64

unimproved ( )
This is improved (x) property, known as 5914 (House Number) Charlotte Avenue (Street)

Nashville, Tennessee (City or Town) 37209 (Zip Code)
(P. O. Address)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 19th day of January, 1977.

Willard E Colgan

June Colgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5107 PAGE 848

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Willard E. Colgan and wife, June Colgan

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 19th day of January, 19 77.

My commission expires 11/25/79 Notary Public

WILLIAM E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Ronald McPherson

Sworn to and subscribed before me
this 20th day of January, 19 77.

My commission expires 11/25/79 Notary Public

WILLIAM E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Name	Address
William E. Higgins, attorney,	338-46th Avenue North, Nashville, Tn. 37209

WARRANTY DEED

FROM Willard E. Colgan, et ux

TO Ronald McPherson, et ux

D86165

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IDENTIF. REFERENCE

JAN 21 9 28 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219