Prepared by: Thomas P. Kennaday, Jr., 10th Floor [illegible] Bldg., Nashville, TN 3 219

BOOK 5153 PAGE 645

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John G. Dyer and Deborah Hughes	First Federal Savings & Loan Assn.	61-4-118
(NAME)	(NAME)	
1310 Haysboro Avenue	First Federal Building	Field Book #:
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	15D-25325
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TWENTY THOUSAND ($20,000.00) DOLLARS

JUN-1F	CONV	20,000.00			
JUN-1F	S'TAX		B*	52.00	
JUN-1F	R'FEE		B*	.50	
JUN-1F	W'DEED		B*	4.00	* 56.50

A. R. McPherson

~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said ~~have~~ has

John G. Dyer, a single man, and Deborah Hughes, a single woman

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

Land in the 11th Civil District of Davidson County, Tennessee, being the westerly part of lot No. 1 on the Plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision not of record, described as follows:

Beginning on the southerly margin of Haysboro Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 148 feet; thence eastwardly 54 feet to the southwest corner of the property conveyed to James B. Gleaves and wife by deed from D. L. Jensen and wife, of record in Book 1536, page 517, Register's Office for said County; thence with Gleaves' westerly line, northwardly 162.5 feet to the southerly margin of Haysboro Avenue, said point being Gleaves' northwest corner; thence along said Avenue, westwardly 87.7 feet to the beginning.

Being the same property conveyed to Harvey Lee James (now deceased) and wife, Ina Lea Day James (now deceased) by deed from Nell E. Hudson, a widow, of record in Book 3217, page 97, said Register's Office; and being the same property devised to A. R. McPherson under the Last Will and Testament of Ina Lea Day James, of record in the Probate Court of Davidson County, Tennessee, Docket #63720.
Mildred McPherson, wife of A. R. McPherson, joins in the execution of this instrument for the purpose of conveying any and all interest she may have in the subject property.
1977 taxes, a lien, but not yet due and payable, to be prorated.

unimproved ( )
This is improved (X) property, known as 1310 Haysboro Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

~~My~~ Witness our hands this 25th day of May, 1977

Mildred McPherson

A. R. McPherson

BOOK 5153 PAGE 646

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. R. McPherson and wife, Mildred McPherson,

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 25th day of May, 1977.

My commission expires 8-13-80 Notary Public Dorothy C. Wilson

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 $20,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John G. Dyer

Sworn to and subscribed before me this 25th day of May, 1977.

My commission expires 8-13-80 Notary Public Dorothy C. Wilson

This instrument was prepared by:

Name Address

E06618

WARRANTY DEED

FROM A. R. MCPHERSON

TO JOHN G. DYER and DEBORAH HUGHES

File 1 stamp

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

IDENTIFICATION REFERENCE

JUN 1 2 19 PM '77

REGISTER DAVIDSON COUNTY, TENN.

ORM 1002 HERBEY REV. 4/1/75