BOOK 5423 PAGE 703 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$202,000.00 Henry C. Howerton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF April, 1979

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 16, 19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: only on parcel 112	MAP-PARCEL NUMBERS
Henry C. Howerton (NAME)	1st Federal Savings & Loan Assn (NAME)	FH-9597 FH-9598
1700 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	145
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	112 & 113

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clifton E. McPherson, Jr. and wife, Patricia S. McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry C. Howerton and wife, Carol E. Howerton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot 3 on the Plan of Revised Final Plat of the Subdivision of the W. S. Gray property as of record in Book 4715, page 164, Register's Office for said County, described as follows: BEGINNING on the westerly margin of Tyne Boulevard at the corner of lots Nos. 3 and 4; thence with the line between said two lots, N 86 deg. 31 mins. 50 secs. W 400.30 feet; thence S 0 deg. 20 mins. W 490.50 feet to the northwest corner of Tract No. 3 shown on plan of record in Book 4460, page 177, said Register's Office; thence with the northerly line of said tract, N 80 deg. 27 mins 09 secs. E 450.51 feet to the westerly margin of said Boulevard; thence with said Boulevard, N 2 deg. 14 mins. E 13.3 feet; thence N 2 deg. W 95 feet; thence N 5 deg. 05 mins. W 219.30 feet; thence S 84 deg. 55 mins. W 15 feet; thence N 5 deg. 05 mins. W 92.44 feet to the beginning containing 4.487 acres, more or less.

BEING the same property conveyed to Clifton E. McPherson, Jr. and wife, Patricia S. McPherson by deed from Raymond D. White and wife, Lorene Sharp White of record in Book 5168, page 268, Register's Office for said County.

BEING Lot No. 4 on the Revised Plan of the W. S. Gray Property, as of record in Book 4715, page 164, Register's Office for said County, described as follows: SAID Lot No. 4 fronts 259.20 feet on the westerly side of Tyne Boulevard and extends back 414.13 feet on the northerly line and 400.30 feet on the southerly line to a dead line measuring 296.50 feet thereon.

BEING the same property conveyed to Clifton E. McPherson and wife, Patricia S. McPherson by deed from William S. Gray and wife, Helen Comer Gray of record in Book 5174, page 111, Register's Office for said County.

...CONTINUED ON BACK

This is unimproved ( ) improved (XX) property, known as 1700 Tyne Boulevard (House Number) (Street) Nashville, TN 37215 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 19th day of April, 19 79

CLIFTON E. McPHERSON, JR.: Clifton E. McPherson, Jr.

PATRICIA S. McPHERSON: Patricia S. McPherson

Clifton E. McPherson, Jr. and Clifton E. McPherson being one-in-the-same person.

STATE OF TENNESSEE
Davidson County

BOOK 5423 PAGE 704

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton E. McPherson, Jr. and wife, Patricia S. McPherson

the 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 19th day of April, 19[illegible]

Commission expires My Commission Expires August 15, 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

7175

WARRANTY DEED

FROM
CLIFTON E. McPHERSON, JR. ETUX

TO
HENRY C. HOWERTON ET UX

F. 2 5 0 2 5

IDENTIFICATION REFERENCE

APR 19 2 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fee $ 1.1

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

...CONTINUED FROM PAGE 1:

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Deed of Trust of record in Book 5168, page 270, said Register's Office, to secure an indebtedness in the original amount of $94,500.00 to First Federal Savings & Loan Association of Nashville which the grantees herein hereby assume and agree to pay. The escrow in connection with said Deed of Trust is hereby transferred to the Grantees herein.
2. Installment deed dated July 20, 1977, payable to William S. Gray and wife, Helen Comer Gray in the original amount of $15,900.00, which the Grantees herein hereby assume and agree to pay, as recorded in Book 5174, page 111, Register's Office.
3. 1979 taxes prorated and assumed.
4. Restrictive covenants filed of record in Book 1086, page 245, said Register's Office.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5423 PAGE 705

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			202000.00- CO	
			525.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	529.70-
7170A04/19/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 250255

IDENTIF. REFERENCE

APR 19 2 48 PM '79

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TENN.

No. 678481