FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

William D. Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-8-86

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON Co.

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM D. MASON et ux (NAME)	S A M E (NAME)	58 112 & 113
4421 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13D 23130
Nashville, Tennessee 37218 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	13D 23150

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, MARTHA F. McPHERSON, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM D. MASON and wife, MARGARET MASON,

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.

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Martha F. McPherson by deed from Joseph Drake, unmarried, of record in Book 1097, page 341, and by deed from Joseph H. Drake and wife, Sarah Drake to W. A. McPherson and wife, Martha F. McPherson of record in Book 1285, page 315, Register's Office for Davidson County, Tennessee, the said W. A. McPherson having since died.

This is unimproved ( ) improved (X) property, known as 4421 Clarksville Highway, Nashville, Tennessee 37218
(House Number) (Street) (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 my hand this 18th day of JANUARY, 19 85

Martha F. McPherson

MARTHA F. McPHERSON

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MARTHA F. McPHERSON, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of JANUARY 19 85

Commission expires 10/19/86

_____
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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

WARRANTY DEED

FROM
MARTHA F. McPHERSON, a widow

TO
WILLIAM D. MASON et ux
MARGARET MASON

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

LEGAL DESCRIPTION

TRACT 1:

A tract of land in the 13th formerly the 23rd, Civil District of Davidson County. BEING part of Lot No. 6 on the Map of the J. H. Drake Lands, as of record in Book 974, page 34, Register's Office for said County, described according to a survey made February 10,1940 by S. R. Sanford, Jr., Civil Engineer, as follows:

BEGINNING at a stake on the westerly margin of Highway No. 112, the southeast corner of tract of land owned by Polly Walton, Colored thence North 49 1/4° West with Polly Walton's southwestern boundary line 732.4 feet to a stake and fence post thence south 7° 32' East 701.1 feet to a stake thence North 87° 45' East 491.9 feet to a stake on the westerly margin of said Highway No. 112; thence North 7° 15' West with the westerly margin of said Highway 200 feet to the beginning, containing 5.06 acres, more or less.

BEING part of the tract of land allotted to Joseph Drake in the partition of the real estate of J. H. Drake, deceased, by decree of the Chancery Court in the cause of J. W. Drake Administrator et al. vs Samie Drake Chappell, et al No. 51514, Rendered September 20, 1937 and entered in Minute Book 36, Page 13, and for the consideration aforesaid it is agreed that the following Restrictive Covenants shall run with said land to wit:

1. The said land shall be used for residence purposes only and not otherwise.
2. No part of the premises herein conveyed shall be sold, conveyed or leased to anh person or persons of African blood or descent, nor shall any such person or persons be allowed to live or occupy any part of the premises, herein conveyed except in the capacity of servants, or servants of the owner or the tenant.
3. All residences shall be erected so that the main front wall thereof shall be not nearer than seventy five (75) feet from the highway on which said land fronts.
4. No residence prorer shall be erected on any of said lots which shall cost less than twenty-five hundred ($2,500.00) Dollars, at a reasonable estimate.
5. All Barns, chicken houses, and other outhouses except garages and outdoor toilets, shall be not less than three hundred (300) feet from the highway on which said land fronts.

LEGAL DESCRIPTION

TRACT 2:

A tract of land in the 13th Civil District of said county, being part of Lot No. 6 on the Map of J. H. Drake Lands, as of record in Book 974, page 34, Register's Office for said County, dscribed as follows:

BEGINNING ata stake in the westerly margin of Highway No. 112, the Southeast corner of a part of said Lot No. 6 conveyed to Martha F. McPherson by deed from Joseph H. Drake of record in Book 1097, page 341, said Register's Office; thence with McPherson's southerly line north 87° 45' West 491.9 feet to her south west corner; thence with her westerly line, north 7° 32' West 701.4 feet to the southerly line of a tract of land owned by Polly Walton, colored; thence North 48° 23' west with Polly Walton's southwestern boundary line, 128.3 feet to a point in the northerly boundary line, of Lot No. 6; thence along said line, south 37° 20' West 33.1 feet and South 71° 33' West 899 feet to a large oak, the northwest corner of Lot No. 6; thence South 2° 27' West 947.7 feet to the corner of Lots Nos. 4 and 6; thence with the line between said lots, north 89° 20' East 981.2 feet to a stake in the westerly line of a part of said Lot No. 6 conveyed to Ira Nicholson and wife, by deed from Joseph H. Drake, of record in Book 1115, page 653, said Register's Office; thence along said line 2° 27' East 407.5 feet to Nicholson's northwest corner; thence along Nicholson's northerly line, north 89° 20' East 709.2 feet to a stake in the westerly margin of said Highway No. 112; thence with the westerly margin of said Highway, North 64° 50' East 4.7 feet, north 24° 25' West 100 feet; North 19° 25' West 100 feet; and North 13° 35' West 76.5 feet to the beginning and containing 29.24 acres, more or less.

5856 01/26 37.50- CHECK
I 7 9 5 4 1
IDENTIF. REFERENCE
JAN 28 10 47 AM '05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

125000.00-	CAMT.
325.00	CSTAX
.50	PRFEE
12.00	WDEED
CHECK	337.50-
6856A01/28/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.9.5.4.1

IDENTIF. REFERENCE

JAN 28 10 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104388