Clara Blanche Collins rec'd (232957)

This Form furnished by Attorneys Title Company, Inc.

BOOK 6531 PAGE 40 Form No. WD-3

FROM

Clara Blanche Collins, unmarried

TO

Joseph D. McPherson and wife, Gladys C. McPherson

For draftsman's use

This instrument prepared by Dewey Pedigo, Jr., Attorney for Attorneys Title Company, Inc. Suite 175 - 222 Third Avenue, North Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. McPherson (NAME)	Joseph D. McPherson (NAME)	133-7-52
6308 Pethus Rd. (STREET ADDRESS OR ROUTE NUMBER)	6308 Pethus Rd. (STREET ADDRESS)	
Antioch Nashville, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Antioch Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 9 5 7 0 9

IDENTIF. REFERENCE

APR 10 3 18 PM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 46,000.00 Joe McPherson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-5-87

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Clare Blanche Collins, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Joseph D. McPherson and wife, Gladys C. McPherson

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

Land in Davidson County, Tennessee, being the western portion of Lot No. 39 and the eastern portion of Lot No. 38 in the Plan of Hinchey Petway as of record in Minute Book "I", page 442, in the Chancery Court of Nashville, Tennessee; and described as follows:

04/10 132.10 CHECK

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Beginning in the center of Wheeler Avenue at a point 210 feet 7 inches westwardly from the southeast corner of Lot No. 39 in the aforesaid plan of Hinchey Petway, being the southwest corner of the property of T. W. Bratton and running thence along the center of Wheeler Avenue, a distance of 210 feet 7 inches to a point in the center of Wheeler Avenue; thence northwardly along a line parallel to and 8 feet 8 inches west of the dividing line between Lots Nos. 39 and 38 of the aforesaid plan, a distance of 1034.22 feet to the north line of Lot No. 38; thence eastwardly along the north line of Lots Nos. 38 and 39, a distance of 210 feet 7 inches to a point 210 feet 7 inches west of the northeast corner of Lot No. 39; thence southwardly parallel to the east line of Lot No. 39 along the west line of T. W. Bratton property, a distance of 1034.22 feet to the center of Wheeler Avenue, the point of beginning, containing 5 acres, more or less.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM, are two tracts of land which have been previously conveyed by Ernest V. Keith, et ux, as follows:

TRACT I:
Land in the 6th, formerly the 9th, Civil District of said County, being part of Lot No. 39 on the Plan of the Hinchey Petway Property, as of record in Minute Book I, page 442, Chancery Court at Nashville, described as follows:

Beginning in the center of Wheeler Avenue at a point 210 feet 7 inches west of the southeast corner of said Lot No. 39, being the southwest corner of the property conveyed to T.W. Bratton and wife by deed from J.D. Quarles and wife, of record in Book 609, page 280, Register's Office for said County; thence with the center of said Avenue westwardly 100 feet; thence at right angles northwardly 200 feet; thence at right angles eastwardly 100 feet to the westerly line of said Bratton property; thence with said line southwardly 200 feet to the beginning.

Being the same property conveyed to Martha W. Pulley by deed from Ernest V. Keith and wife Blanche M. Keith of record in Book 1281, page 695, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being part of Lots Nos. 38 and 39 on the Plan of Hinchey Petway Property, as of record in Minute Book "I", page 442, Chancery Court at Nashville, described as follows:

Beginning at the northeast corner of the property conveyed to Martha W. Pulley, by deed from Ernest V. Keith and wife of record in Book 1281, page 695, Register's Office for said County; thence northwardly 834.22 feet to the north line of Lot No. 39; thence with the north line of Lots Nos. 38 and 39 westwardly 210 feet 7 inches; thence southwardly 834.22 feet to a point 200 feet north of the center of Wheeler Avenue; thence eastwardly 210 feet 7 inches to the beginning.

Being the same property conveyed to E.B. Pulley and wife Martha W. Pulley by deed from Ernest V. Keith and wife Blanche M. Keith of record in Book 1975, page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clara Blanche Collins, by deed from Ernest V. Keith and Eunice Ann Keith Parks of record in Book 4586, page 23, Register's Office for Davidson County, Tennessee.

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BOOK 6531 PAGE 42

This is unimproved ( ) improved (X) property, known as 210 Wheeler Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph D. McPherson and wife, Gladys C. McPherson their heirs and assigns, forever.

And I do covenant with the said Joseph D. McPherson and wife, Gladys C. McPherson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Clara Blanche Collins, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph D. McPherson and wife, Gladys D. McPherson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of April, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clara Blanche Collins

Clara Blanche Collins, unmarried

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6531 PAGE 43

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara Blanche Collins, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 19 85.

Commission Expires 4-5-87

Notary Public

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

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

RECEIVED OF _____

FOR _____

BOOK 6531 PAGE 44

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

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 132.10-
6953A04/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

APR 10 3 18 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 123924