file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Edward I. McPherson	Investors Federal Savings Bank	104-05-240.00
3623 Westbrook Avenue	109 Walton Ferry Road	26W-00185
Nashville, TN 37205	Hendersonville, TN 37075	

WARRANTY DEED BOOK 7175 PAGE 360

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

William Arthur Nylander, Jr., and wife, Barbara J. Nylander

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward I. McPherson and wife, Viola M. McPherson

hereinafter called the Grantee, Grantee's 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 Lot No. 471 on the plan of Richland Realty Co.'s Division "C" of record in Book 421, page 31, Register's Office for said County.

SAID Lot No. 471 fronts 60 feet on the southerly margin of Westbrook Avenue and extends back 170 feet on the easterly line and 163 feet on the westerly line to an alley in the rear, measuring 60.8 feet thereon.

BEING the same property conveyed to William Arthur Nylander, Jr., by deed from Ronald Lee Webb and wife, Nanci Carter Webb of record in Book 5460, page 129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

06180

IDENTIFICATION REFERENCE

MAR 20 10 20 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (xx) improved property, known as 3619 Westbrook Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of March, 19 87.

William Arthur Nylander, Jr.

Barbara J. Nylander

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of March, 19 87, before me personally appeared William Arthur Nylander, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

Edward I. McPherson
Affiant

Subscribed and sworn to before me, this the 19th day of March, 19 87.

My Commission Expires: 10-2X-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 1987, before me personally appeared Barbara J. Nylander, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

_____
NOTARY PUBLIC

My commission expires: 10-2X-88

WARRANTY DEED

from:
WILLIAM ARTHUR NYLANDER, JR., ET UX

to:
EDWARD I. McPHERSON, ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26256

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

RECEIVED OF _____

FOR _____

BOOK 7175 PAGE 362

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

60[illegible].00- CAMT.
168.00 CSTAX
.50 [illegible]
6.00 WDF
CHECK 174.50-
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06180

IDENTIFICATION REFERENCE

MAR 20 10 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59473