mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

1425 07/27 0101 03CHECK 295.25

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
J. G. Carter, Jr., etux 1912 Normerle Dr. Goodlettsville, Tn. 37072	SAME AS NEW OWNERS	Map 7-15 Par. 32 10D-23838

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, ROY F. McPHERSON and wife, RUTH B. McPHERSON, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said J. G. CARTER, JR. and wife, MARTHA CARTER, hereinafter referred to as the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 71 on the Plat of Grizzard Manor, Section 3, of record in Plat Book 4675, page 40, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Roy F. McPherson and wife, Ruth B. McPherson, by deed from Billy F. Overton and wife, Edith M. Overton, of record in Book 5169, page 114, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State and County taxes, a lien, prorated between parties and assumed in full by grantees, (2) Restrictions of record in Book 4755, page 905, said Register's Office, and (3) The Plan of record in Book 4675, page 40, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, their heirs and assigns,

against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 19th day of July, 1988.

Roy F. McPherson
ROY F. McPHERSON

Ruth B. McPherson
RUTH B. McPHERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY F. McPHERSON and wife, RUTH B. McPHERSON, 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 this the 19th day of July, 1988.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

J. B. Carter Jr
Affiant

Sworn to and subscribed before me, this the 19th day of July, 1988.

Dianne M. Cathey
NOTARY PUBLIC

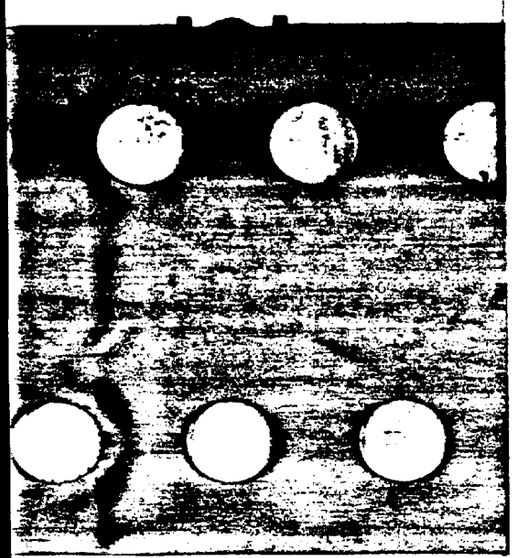
My Commission Expires: 1/25/92

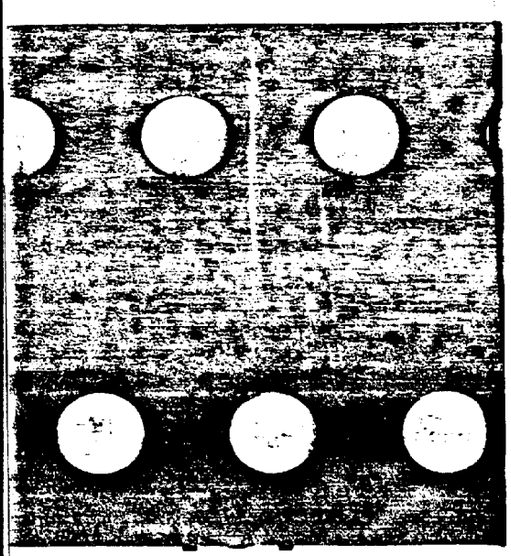
53032

IDENTIFICATION REFERENCE

Jul 27 9 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7610 PAGE 373

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 87500.00
				CON TX 288.75
				PRFEE 0.50
				MDEED 6.00
				TOTAL 295.25
				CHECK 295.25
07/27/88	01	09:24	0001	1425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53032

IDENTIFICATION REFERENCE

JUL 27 9 22 AM '88

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

No. 117183