BOOK 8020 PAGE 106 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

James V. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 1990.

Notary Public

MY COMMISSION EXPIRES: Sept. 11, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Ave., Nashville, Tn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Graves (NAME)	SAME (NAME)	91-11-76
6647 Clearbrook Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Harvey McPherson, Administrator Estate of Lucien G. McPherson, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Graves and wife, Dora H. Graves

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 Lots Nos. 705 and 707, Block 105, on the Plan of West Nashville, No. 1., as of record in Plat Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 705 and 707 front together 50 feet on the northerly side of Illinois Avenue and extend back between parallel lines 150 feet to an alley.

Being property conveyed to Lucien G. McPherson, single by deed from Barbara H. Menefee, a widow of record in Book 4809, page 657, said Register's Office. The said Lucien G. McPherson having since died intestate and Harvey McPherson having been appointed administrator of his estate by the Probate Court for Davidson County, Tennessee, Docket No. 93462.

9.42 6
IDENTIFICATION REFERENCE
JAN 5 1 48 PM 1990
DAVIDSON COUNTY, TN
0547 01/05 0101 03CHECK 89.50

This is improved (X) unimproved ( ) property, known as 4802 Illinois Ave., Nashville, Tennessee 37209
(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 hand this 2nd day of January, 1990

Harvey McPherson

Harvey McPherson, Administrator
Estate of Lucien G. McPherson, Deceased

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named Harvey McPherson, Administrator

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January 1990

Commission expires 10-9-91

Jimmy A. Duncan
Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Estate of Lucien McPherson

TO

James V. Graves etux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.