58613

IDENTIF. & REFERENCE

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map 181, Parcel 5

95 MAY -8 PM 12:21

REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements To: Name/Address New Owner:
John A. McArthur, Sr. Same
7824 Split Log Road
Brentwood, TN
37027

Name of Mortgagee:
N/A

BOOK 9666 PG 543

294.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHNNY MCARTHUR, DOUGLAS MCARTHUR, CO-EXECUTORS OF THE ESTATE OF MARY STRASSER MCARTHUR, and JOHNNY MCARTHUR, DOUGLAS MCARTHUR, PEGGY MCARTHUR, JOSEPH MCARTHUR, RHONDA MCARTHUR PARKER, have bargained and sold and by these presents do transfer and convey unto JOHN A. MCARTHUR, SR. and NORMA D. MCARTHUR, husband and wife, their heirs and assigns forever, the following described property, to wit:

A tract of land in the 5th Civil District of Davidson County, Tennessee, and described from a plat showing boundary survey prepared by Hickerson-Miller, Engineers, August 4, 1955, as follows:

Beginning at an iron pin at a fence post in the southwesterly margin of the Nolensville Pike; thence with the margin of said Pike, north 44° 30' west 1096 feet, more or less, to a point; thence at right angles, westerly 5 feet; thence continiuing with said Pike, north 44° 30' west 241.9 feet, more or less, to a point; thence leaving the Pike, south 2° 30' west 102 feet, more or less, to the point in the center of Mill Creek; thence with the center of the Creek, south 40° 15' east 167 feet, more or less; south 23° 50' east 291.0 feet, south 30° 55' east 745 feet; south 42° 45' east 97 feet, more or less; thence leaving the Creek, north 45° 30' east 365 feet to the beginning, containing 6 1/2 acres, more or less.

Being the same property conveyed to Mary Strasser McArthur by Warranty Deed from Fred A. Rich and wife, Ethel L. Rich, as of record in Book 2446, page 1, Register's Office for Davidson County, Tennessee. The said Mary Strasser McArthur died testate on November 30, 1994 and by Last Will and Testament of record in Will Book 95, page 25, of record in the Probate Court of Davidson County, Tennessee the property was vested in Johnny McArthur, Douglas McArthur and Stanley McArthur. The said Stanley McArthur predeceased Mary Strasser McArthur and his interest in said property is vested in his heirs Peggy McArthur, Joseph McArthur and Rhonda McArthur Parker.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1995 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. Easement to Metropolitan Government of Nashville and Davidson County, Tennesseee of record in Book 9596, page 324, Register's Office.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 4th day of May, 1995.

Johnny McArthur
JOHNNY MCARTHUR, Co-Executor of the Estate of Mary Strasser McArthur

Doug McArthur
DOUGLAS MCARTHUR, Co-Executor of the Estate of Mary Strasser McArthur

Johnny McArthur
JOHNNY MCARTHUR

Doug McArthur
DOUGLAS MCARTHUR

Peggy McArthur
PEGGY MCARTHUR

Joseph McArthur
JOSEPH MCARTHUR

Rhonda McArthur Parker
RHONDA MCARTHUR PARKER

STATE OF TENNESEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY MCARTHUR, AND DOUGLAS MCARTHUR, CO-EXECUTORS OF THE ESTATE OF MARY STRASSER MCARTHUR, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 4th day of May, 1995.

My Commission Expires:
2/4/97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY MCARTHUR, DOUGLAS MCARTHUR, PEGGY MCARTHUR, JOSEPH MCARTHUR, RHONDA MCARTHUR PARKER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 4th day of May, 1995.

My Commission Expires:
2/4/97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $76,000.00.

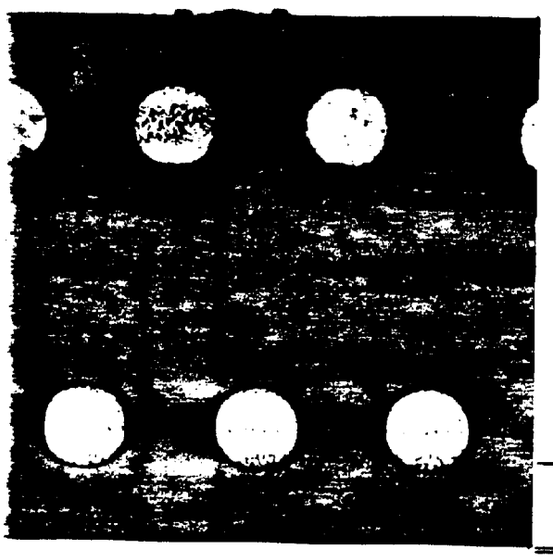
John G. McCallum
Affiant

Sworn to and subscribed before me on this the 4th day of May, 1995.

My Commission Expires:
2/1/97

Notary Public





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

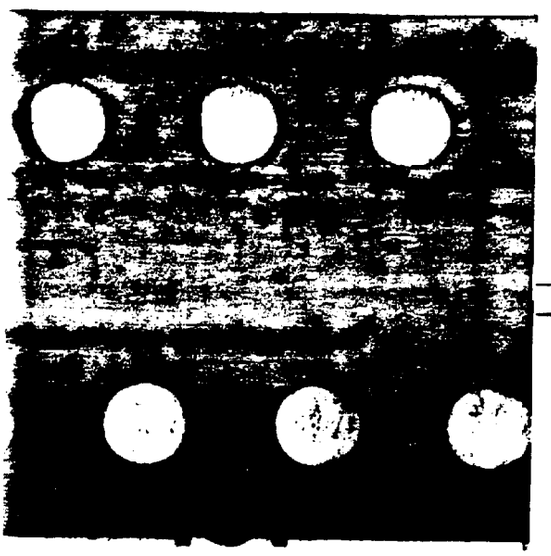
RECEIVED OF _____

FOR _____

BOOK 9666 PG 546

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



CAMT 76000-00
CON TX 281-20
PRFEE 1-00
~~MTGFEE 12-00~~
~~TOTAL 294-20~~
CHECK 294-20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/95 01 12:22 0001 8615

58613
IDENTIF. ↑ REFERENCE

95 MAY -8 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908019