Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles D. McMurray, et ux 4711 Hessey Rd. Mt. Juliet, Tn. 37122	Same as New Owner	Map 110 Parcel 55 Field Book 4D 15500

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, PEARL CHRISTINE PARSONS a/k/a PEARL PARSONS BILYEU, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CHARLES D. McMURRAY and wife, MARILYN R. McMURRAY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof by John M. Sullivan, Civil Engineer, dated February 17, 1964, as follows:

BEGINNING at a point in the center of Hessey Road, at the southeast corner of F. S. Hessey's Subdivision, being the southwest corner of the original 14 acre tract in the southwest corner of the land herein described; thence along Hessey's line, North 3 deg. 30 min. East 347.6 feet to a point; thence South 86 deg. 27 min. East, 413 feet to a point; and South 89 deg. 2 min. East 250 feet to a point in the westerly line of the property conveyed to Jas. C. Carter by deed of record in Book 3501, page 305, said Register's Office; thence along Jas. C. Carter's westerly line, South 3 deg. 30 min. West 338.2 feet to a point in the northerly boundary line of the property of Oscar Odum; thence with Odum's northerly line, North 88 deg. West 664 feet to the point of beginning, containing 5.2 acres, more or less.

BEING the same property conveyed to Clifford Ray Parsons and wife, Pearl Christine Parsons, by deed from Samuel F. Carter and wife, Doris Jean Carter, of record in Book 3793, page 966, Register's Office for Davidson County, Tennessee. And, the said Clifford Ray Parsons died on October 16, 1989, at which time the property became vested in his surviving spouse, Pearl Christine Parsons, in fee simple. And, the said Pearl Christine Parsons thereafter married John Franklin Bilyeu who died on November 19, 1997, and she is now known as Pearl Parsons Bilyeu, a single woman.

By her signature hereto, PEARL CHRISTINE PARSONS a/k/a PEARL PARSONS BILYEU, represents and warrants that all debts and obligations owing by CLIFFORD RAY PARSONS during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4711 Hessey Road, Mt. Juliet, Tennessee 37122.

EASEMENT: The GRANTOR further conveys to the GRANTEES, their heirs or assigns, a 10 foot easement for ingress and egress extending from Hessey Road across the property conveyed to Belinda T. Yates of record in Book 10912, page 93, said Register's Office.

INCLUDED in the above described property, but expressly EXCLUDED from this conveyance is a tract or parcel of land containing 1.26 acres, more or less, conveyed to Belinda T. Yates by deed from Pearl Parsons Bilyeu of record in Book 10912, page 93, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the center of Hessey Road (dead end road); thence N 03 deg. 30 min. 00 sec. E 50.02 feet to a point; thence S 88 deg. 00 min. 00 sec. E 644.50 feet to a point; thence N 17 deg. 59 min. 16 sec. W 304.04 feet to a point; S 89 deg. 02 min. 00 sec. E 130.99 feet to a point; thence S 03 deg. 30 min. 00 sec. W 338.20 feet to a point; thence N 88 deg. 00 min. 00 sec. W 664.00 feet to the point of beginning and containing therein 1.26 acres, more or less (54,841+ square feet).

There is included in the above description a 10 foot ingress and egress easement of the westernmost property line of this tract. This 1.26 acres to be incorporated and included in Map 110, Parcel 54.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to a 10-foot easement for ingress and egress along an existing driveway or roadway along the westerly line of the property extending from the property conveyed to Yates of record in Book 10912, page 93, said Register's Office, and the property conveyed to Jackson of record in Book 5178, page 667, said Register's Office.

3. Subject to the terms and provisions contained in the Deed of Easement and Maintenance Agreement of record in Book 6951, page 616, said Register's Office. Said agreement shall be binding upon the GRANTEES, their heirs and assigns.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 24th day of July, 1998.

"GRANTOR"

PEARL CHRISTINE PARSONS
a/k/a PEARL PARSONS BILYEU

"GRANTEES"

CHARLES D. McMURRAY

MARILYN R. McMURRAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEARL CHRISTINE PARSONS a/k/a PEARL PARSONS BILYEU and CHARLES D. McMURRAY and wife, MARILYN R. McMURRAY, 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, at office, this the 24th day of July, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $165,500.00.

Charles D McMurray
Affiant

Sworn to and subscribed before me, this the 24th day of July, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0467825
IDENTIFICATION REFERENCE

98 JUL 29 AM 8:36
REGISTER
DAVIDSON COUNTY, TN.

9317 07/29 01:01 03CHECK 627.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
	165500.00
CON TX	612.35
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	627.35
CHECK	627.35

07/29/98 01 08:38 0001 9317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467825
IDENTIF. & REFERENCE

98 JUL 29 AM 8:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1324944