WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Fox Const. Co	SAME	
(NAME)	(NAME)	
5825 Old Harding Road		116-8-G-167
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 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, Clifton E. McPherson, Jr. and wife, Patricia S. McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Fox Construction Company

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:

A certain building site being Lot No. 167, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions, and Restrictions referred to hereinbelow.

Being the same property conveyed to Clifton E. McPherson, Jr. and wife, Patricia S. McPherson, by Installment Deed of record in Book 5686, pages 932-935, Register's Office for Davidson County, Tennessee from Richard D. Bird, Trustee.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, and Book 5514, page 138, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

unimproved XX
This is improved ( ) property, known as 167 Charleston Park, Nashville, Tenn 37205
(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 successors, assigns 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 our hand s this 19th day of June , 1981

Clifton E. McPherson, Jr.

Patricia S. McPherson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5760 PAGE 49

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton E. McPherson, Jr. and wife, Patricia S. McPherson, the bargainor S 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 at Nashville, Tennessee this 19 day of June, 1981

Commission Expires: 7-21-84

Patricia Y Mitchell
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

Clifton E. McPherson and wife, Patricia S. McPherson

TO

Michael Fox Construction Company

G 4.7.342

MAIL ENV.

IDENTIF. REFERENCE

JUN 22 9 10 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 47,500

Subscribed and sworn to before me this 19 day of June, 1981

Patricia Y Mitchell
Notary Public

My Commission Expires: 7-21-84

NOTARY PUBLIC DAVIDSON COUNTY TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5760 PAGE 50

RECEIVED OF _____

FOR _____

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
			47500.00- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.00-	
			2538A06/22/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 7. 3 4. 2

IDENTIF. REFERENCE

JUN 22 9 10 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 828599