Box 37
JDH

BOOK 6839 PAGE 844

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James W. McPherson, Jr. and Colleen M. Gill 5222 Rustic Way Old Hickory, Tenn. 37138	SAME	117-13-B071

This instrument prepared by: Boult, Cummings, Conners & Berry (BAS)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Jack H. Dalton and wife, Jeanette H. Dalton ("Grantors") have bargained and sold, and hereby transfer and convey to James W. McPherson, Jr., and Colleen M. Gill ("Grantees"), as joint tenants with Right of Survivorship, Grantees' heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, Grantees' heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

See Exhibit A attached hereto and incorporated herein by this reference.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, Grantees' heirs and assigns against the lawful claims of all persons.

Executed this 23rd day of April, 1986.

Jack H. Dalton

Jeanette H. Dalton

952553

IDENTIFICATION REFERENCE

APR 28 11 22 AM '86

FELIX Z. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN

Title to the property described herein is vested in Jack H. Dalton. Jeanette H. Dalton, wife of Jack H. Dalton, joins herein to convey any right, title and interest that she may have acquired by virtue of her marriage.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue A. Harper, a Notary Public in and for said County and State, the within named Jack H. Dalton and wife, Jeanette H. Dalton 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 official seal at Nashville, Tennessee, this 23rd day of April, 1986.

Sue A. Harper
Notary Public

My Commission Expires: 03/02/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Jack W. McPherson, Jr.
Affiant

Subscribed and sworn to before me this 23rd day of April, 1986.

Sue A. Harper
Notary Public
My commission Expires: 03/02/89

This is unimproved property, vacant lot.

EXHIBIT A

Being a certain building site identified as Lot No. 605, on the Plan of Abbottsford of record in Book 6250, pages 419-421, as re-subdivided in Book 6200, page 315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack H. Dalton by Abbott Martin Corporation, pursuant to Special Warranty Deed of record in Book 6646, page 894, said Register's Office.

Encumbrances

1. Real estate taxes for the current year, a lien but not yet due and payable.

2. Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, said Register's Office as amended by Instrument of record in Book 6530, page 242, said Register's Office.

3. Water line easement of record in Book 1037, page 572, and of record in Book 1286, page 572, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions including without limitation, all burdens, liens, obligations, and also including but not limited to covenants respecting right of first refusal of record in Book 6537, page 303, said Register's Office.

5. Plan of Abbottsford of record in Book 6250, pages 419-421, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office.

7. Plan of Abbottsford as re-subdivided on plan of record in Book 6200, page 315, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 847

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

97000.00- CAMT.
252.00 MSTAX
WD 252.00- MSTAX
252.00 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 261.70-
7500A04/28/86 RA .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95253

IDENTIFICATION REFERENCE

APR 28 11 32 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 241563