BOOK 7529 PAGE 479

RUSH

APR 29 8 45 AM '98

IDENTIFICATION REFERENCE

25599

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
MARK A. PODY, et al
1451 Elm Hill Pike
Nashville, TN 37210

SEND TAX BILLS:
New Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 162
Group 13
Parcel 88
5DU- 61850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Three Thousand Two Hundred Fifty and NO/100 ($53,250.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JAMES W. McPHERSON, JR. and wife, COLEEN McPHERSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARK A. PODY, H. DOUGLAS POLK and MARK A. DAWSON**, as tenants in common, 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 Lot No. 61 on the Plan of Cedarwood Estates, Section 1, Revised of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to James W. McPherson, Jr. by deed dated April 8, 1982, from Jim Smith Realtors, a sole proprietorship, of record in Book 5874, page 539, Register's Office for Davidson County, Tennessee. Coleen McPherson, wife of James W. McPherson, joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 304-306 Cedarview Drive, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4753, page 683, and in Book 4963, page 42, said Register's Office; and subject to recorded easements of record in Book

4545, page 206, and in Book 2439, page 464, and in Book 4545, page 203, and in Book 4042, page 190, said Register's Office; and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 4675, page 62, said Register's Office, including a 30 foot minimum building setback line from Cedarview Drive, a 20 foot sewer easement traversing the lot, and an easement for public utilities and drainage along the easterly and both rear lines of said property.

Real property taxes for 1988 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MARK A. PODY, H. DOUGLAS POLK and MARK A. DAWSON, as tenants in common, their heirs and assigns, forever; and we, JAMES W. McPHERSON, JR. and wife, COLEEN McPHERSON 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of April, 1988.

JAMES W. McPHERSON, JR.

COLEEN McPHERSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JAMES W. McPHERSON, JR. and wife, COLEEN McPHERSON, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 26th day of April, 1988.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

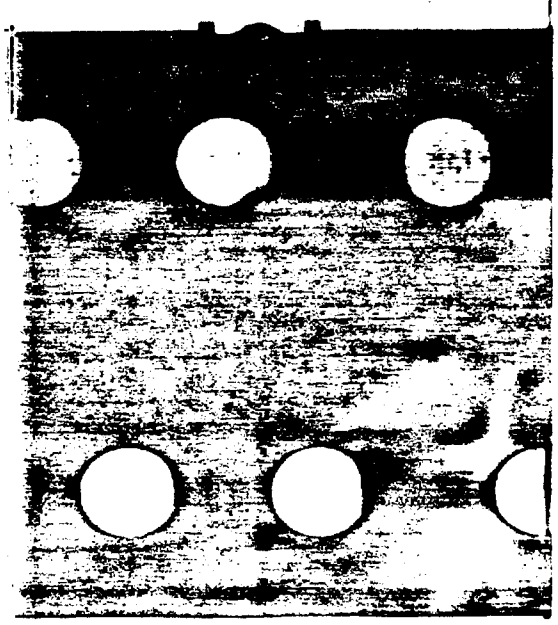
The actual value or consideration, whichever is greater, for this transfer is $53,250.00.

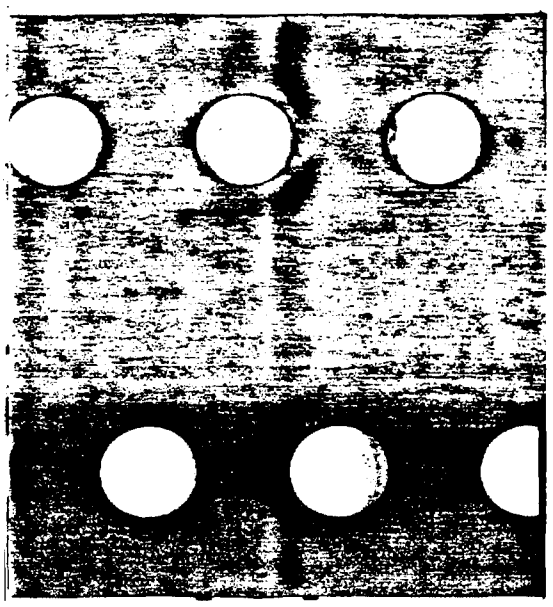
Mark A Pody
AFFIANT

Subscribed and sworn to before me
this 26th day of April, 1988.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

NOTARY PUBLIC TENNESSEE PATRICIA M. GWIN





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 53250.00
				CON TX 148.96
				PRFEE 0.50
				WDEED 9.00
				TOTAL 158.46

CHECK 158.46
04/29/88 01 08:49 0001 9521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25595

IDENTIFICATION REFERENCE

APR 29 8 45 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85590