This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ellen Crook McPherson 1121 Ridge View Drive Nashville, Tennessee 37215	Security Federal Savings & Loan Association	Map 145-7 Parcel 5
Mortgagee: Security Federal Savings & Loan Association		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles M. Besharian and wife, Ceil M. Chapman, hereinafter the GRANTORS have bargained and sold, and by these presents do transfer and convey unto Ellen Crook McPherson, hereinafter the GRANTEE, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by John Kohl, Surveyor, dated June 18, 1984, as follows:
>
> Said Lot No. 16 fronts 200.6 feet on the southerly margin of Ridge View Drive and extends back 407.4 feet on the easterly lot line and 390.8 feet on the westerly lot line to a dead line in the rear which measures 200 feet thereon.
>
> Being the same property conveyed to Charles M. Besharian and wife, Ceil M. Chapman, by deed from Dr. John Robert Van Wazer and wife, Mary Elizabeth Van Wazer, of record in Book 6330, page 351, said Register's Office.

This is improved property known as 1121 Ridge View Drive, Nashville, Tennessee 37220. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs, successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the following:

1. Easement granted City of Nashville by Margaret T. Morrison as of record in Book 1781, page 203, being 10 feet wide running easterly and westerly across said lot, the centerline of which is located 240 feet south of Ridge View Drive at the easterly line of the lot and 237 feet south of said Drive at the westerly line of the lot.

2. Agreement of record in Book 1730, page 398, said Register's Office.

3. The unrecorded plan shows a 100 foot set-back line from Ridge View Drive a 10-foot easement for public utilities along the rear.

4. Taxes for 1988; a lien, but not yet due and payable.

And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 8th day of July, 1988.

48329

IDENTIFICATION REFERENCE

JUL 12 11 33 AM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

Charles M. Besharian

Charles M. Besharian

Ceil M. Chapman

Ceil M. Chapman

TP: 07/12 0101 03CHECK 749.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy Orndorff, a Notary Public of said county and state, Charles M. Besharian adn wife, Ceil M. Chapman, the within named bargainor(s), 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 8th day of July, 1988.

Nancy Orndorff
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 3-3-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

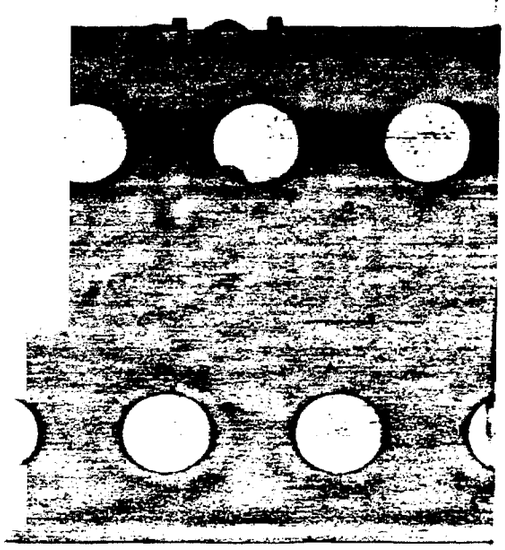
The actual consideration for this transfer or value of property (whichever is greater) is $225000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

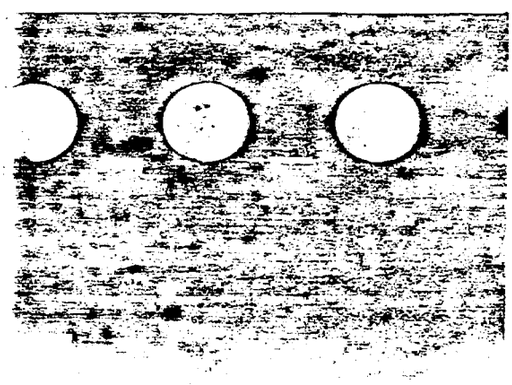
Ellen Crook McPherson

NANCY NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 8th day of July, 1988.

Nancy Orndorff
Notary Public
My Commission Expires: 3-3-92







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7597 PAGE 13

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 225000.00
CON TX 742.50
PRFEE 0.50
WDEED 6.00
TOTAL 749.00
CHECK 749.00

07/12/88 01 11:35 0001 5916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48329

IDENTIFICATION REFERENCE

JUL 12 11 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111755