mail:

BOOK 7724 PAGE 570

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

6067 12/12 0101 03CHECK 115.40

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.:
Clifton McPherson et ux	Metropolitan Fed.	147-2-B 57Co
4400 Belmont Park Terrace	P.O. Box 8886	06DU 81056
#214	Nashville, TN 37203	
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN STANLEY SERGENT and wife, CAROLE M. SERGENT ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Patricia S. McPherson, a married person("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

UNIT C-119, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to John Stanley Sergent and wife, Carole M. Sergent by deed from Town & Country Properties, Inc. of record in Book 6189, page 141, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 550 Harding Place, C-119, Nashville, TN 37221.

This conveyance is subject to 1988 property taxes which have been assumed by the Grantees. Also subject to mortgage of record in Book 6189, page 145, said Register's Office, and to the plan of record in Book 2331, page 38, said Register's Office.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 2 day of December, 1988.

JOHN STANLEY SERGENT

CAROLE M. SERGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 1988, before me personally appeared JOHN STANELY SERGENT and CAROLE M. SERGENT to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:
11-10-91

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,036.08.

Annette Winters
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 2nd. DAY OF December, 1988.

Richard M. Davenport
NOTARY PUBLIC

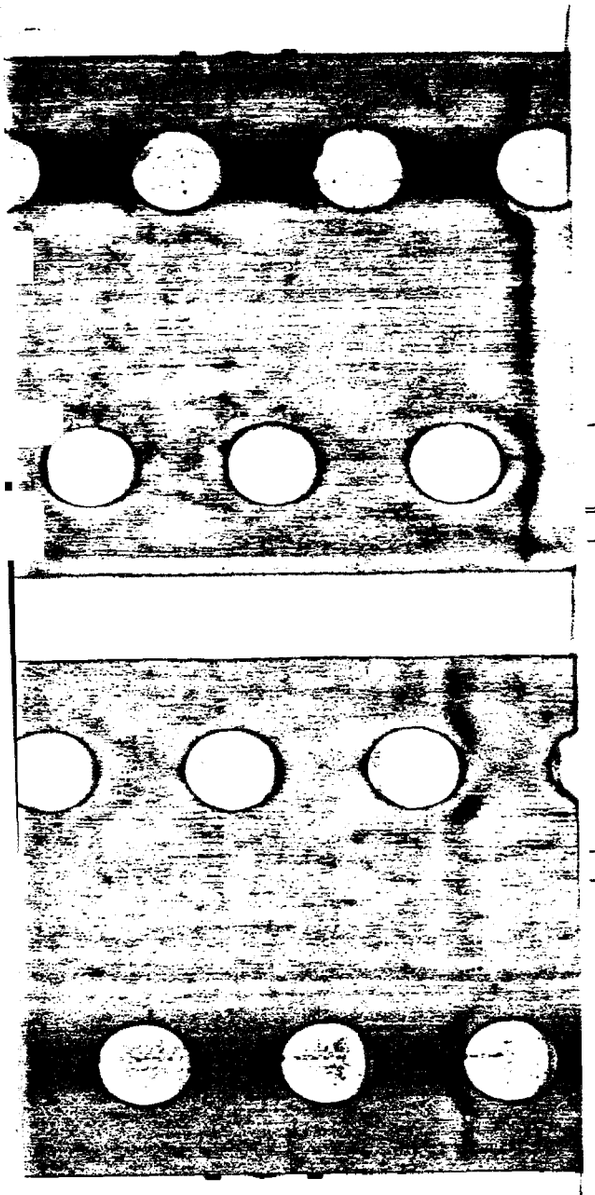
My Commission Expires: 11-10-91

92386

IDENTIFICATION REFERENCE

EC 12 8 31 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7724 PAGE 572

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	33036.08
CON TX	108.90
PRFEE	0.50
WDEED	6.00
TOTAL	115.40
CHECK	115.40

12/12/88 01 08:30 0001 6067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92386

IDENTIFICATION REFERENCE

Dec 12 8 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162259