BOOK 10058 PG 155

0184283
IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 MAY 22 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37719
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth G. Cole 2219 Pinewood Road Nashville, TN 37216	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 072-08-120 15DZ 55565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George W. McPherson and spouse, Clynell McPherson and Shana Michelle Jones, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth G. Cole, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 56 on the plan of Dalewood Section I of record in Book 1424, page 108, Register's Office for said County.

SAID Lot No. 56 fronts 80.6 feet on the easterly margin of Pinewood Road and extends back 147.3 feet on the northerly line and 147.6 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to George W. McPherson and wife, Clynell McPherson by deed from Heirs of Lissie F. Wooten, being Donald L. Harned, Dale L. Harned, Kelly A. Harned, and Melissa Ann Thomas of record in Book 9404, page 950, Register's Office for said County. George W. McPherson and Clynell McPherson, through Jerry L. Vance, Trustee have since conveyed their interest in subject property to George W. McPherson, Clynell McPherson and Shana Michelle Jones by Quitclaim Deed of record in Book 9929, page 76, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Shana Michelle Jones by George W. McPherson as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2219 Pinewood Road, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George W. McPherson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Shana Michelle Jones**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of May, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: George W. McPherson and Clynell McPherson and Shana Michelle Jones

TO: Elizabeth G. Cole

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

George W. McPherson, Affiant

Sworn to and subscribed before me this

21st day of May, 1996.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 1996.

George W. McPherson

Shana Michelle Jones, By: George W. McPherson, Atty-In-Fact

Clynell McPherson

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State of Tennessee
County of Davidson

On this 21st day of May, 1996, before me the undersigned authority, personally appeared **George W. McPherson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11/28/98

Notary Public

State of Tennessee
County of Davidson

On this 21st day of May, 1996, before me the undersigned authority, personally appeared **Clynell McPherson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11/28/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 54000.00

Affiant

Sworn and subscribed before me on the 21st day of May, 1996.

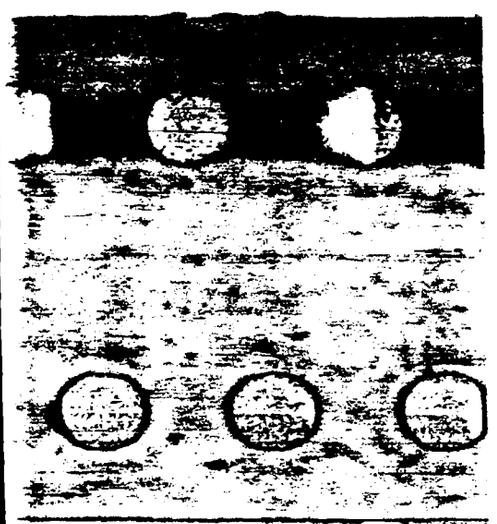
Notary Public

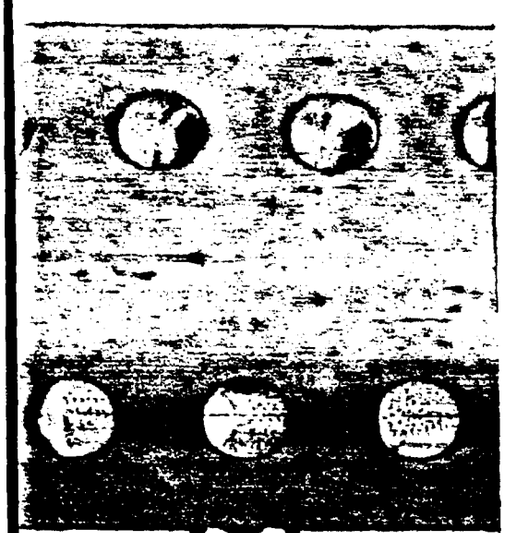
My Commission Expires:

My Commission Expires 9/18/99

0101 03 05 PM

212.80





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 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 54000.00
				CON TX 199.80
				PRFEE 1.00
				MDEED 12.00
				TOTAL 212.80
				CHECK 212.80
			05/22/96 01	14:53 0001 4377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184283 IDENTIF. # REFERENCE

96 MAY 22 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042315