Returned to: Box 10

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

BOOK 10149 PG 208

**THIS INSTRUMENT WAS PREPARED BY**
SERVICE TITLE & ESCROW COMPANY, INC.,
5034 THOROUGHBRED LANE, SUITE A, BRENTWOOD, TENNESSEE 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| W. H. McPherson | SAME | Map 133 |
| 1109 Lipscomb Drive | | Group 1 |
| Brentwood, TN 37027 | | Parcel 33 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY FRANCES MAXWELL, heir-at-law of JESSIE A. GARRETT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. H. McPHERSON 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. 35 on the map of an Addition to and a Revision of Lot Nos. 93 to 97, inclusive, of the H. G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessie A. Garrett and wife, Nellie C. Garrett, by deed from I. O. Gregory, unmarried, of record in Book 2493, page 539, Register's Office for Davidson County, Tennessee. The said Jessie A. Garrett and Nellie C. Garrett are both deceased leaving said property to Mary Frances Maxwell by Affidavit of Heirship of record in Book 10147, page 524, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following:**

Metropolitan-Davidson County Taxes for 1996 are a lien, but not yet due and payable.

All matters of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instrument of record in Book 1333, page 387, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED ( X ) UNIMPROVED ( ) PROPERTY KNOWN AS:
3208 Harlin Drive, Nashville, Tennessee 37211
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness _____ hand(s) this the 6th day of August, 19 96.

Mary Frances Maxwell

Mary Frances Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10149 PG 209

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Mary Frances Maxwell, 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 _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 6th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 2/9/98

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

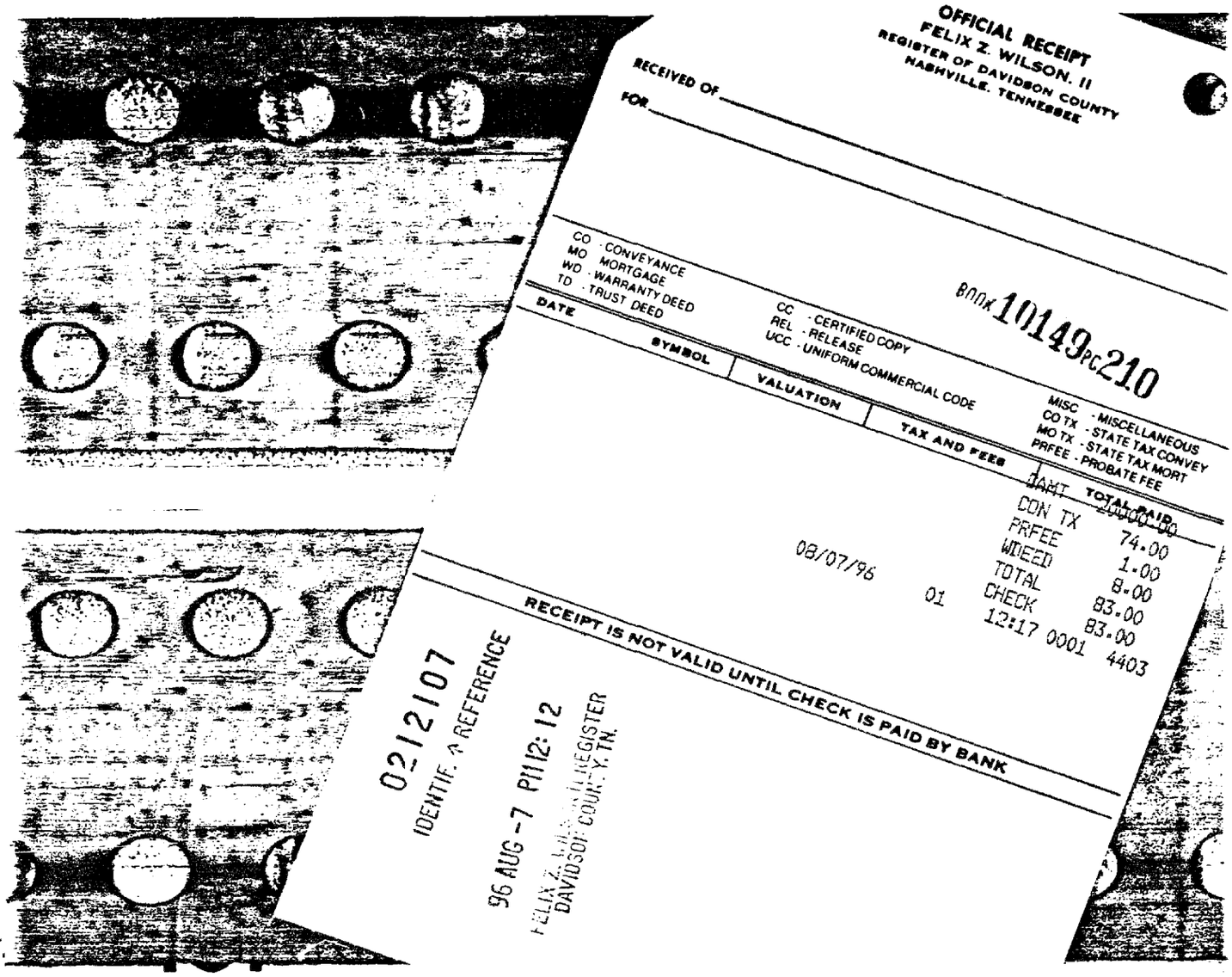
NOTARY PUBLIC

My Commission Expires:_____

4403 08/07 0101 03CHECK 83.00

96 AUG -7 PM 12:12
REGISTER
DAVIDSON COUNTY, TN.

021207
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 210

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | AMT TOTAL PAID |
|---|---|---|---|---|
| | | | CON TX | 74.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| 08/07/96 | 01 | | TOTAL | 83.00 |
| | | | CHECK | 83.00 |
| | | | 12:17 0001 | 4403 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212107
IDENTIFICATION REFERENCE

96 AUG -7 PM 12:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017007