28B

This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201
From information furnished by Grantor

BOOK 10408 PG 388

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James McPherson 2144 Sanborn Drive Nashville, Tennessee 37210	Same	95-10-0/113.00

FOR AND IN CONSIDERATION of the sum of One Dollar and No/100 ($1.00) Dollars, cash in hand paid by James McPherson, an unmarried person, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, James McClurg and wife, Betty Sue McClurg, have bargained and sold, and by these presents do transfer and convey unto the said James McPherson, the GRANTEE herein, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 3rd Civil District of Davidson County, Tennessee, being the westerly part of the northerly 140 feet of Lot 209, Section III, Elm Hill Acres, as of record in Book 2331, Pages 67 and 68, Register's Office for said County, described as follows:

Beginning at an iron pin on the east margin of Sanborn Drive, at the common corner of of Lots 208 and 209; thence north 82' 57" east with the boundary line of said lots, 366.5 feet; thence South 14 deg. 17' 50" East 70 feet to a point; thence South 82 deg. 57' West 100 feet to a point; thence South 7 deg. 30' East 70 feet to a point; thence South 82 deg. 57' West 300 feet to a point in the east margin of Sanborn Drive; thence with the margin of the same, North 7 deg. 30' West 140 feet to the point of beginning.

Being part of the same property conveyed to James McClurg and wife, Betty Sue McClurg by deed from Mark H. Anderson, Trustee of Record in Book 8190, Page 898, said Register's Office.

This is improved property, known as 2144 Sanborn Drive, Nashville, Tennessee 37210.

As a part of the consideration for this conveyance, GRANTEE assumes and agrees to pay the unpaid balance of principal and interest on a Promissory Note secured by Deed of Trust dated March 28, 1978, between James McClurg and wife, Betty Sue McClurg, Grantors, Harold Fogleberg, Trustee, and First American National Bank as Holder, of record in Book 5266, Page 686, Register's Office for Davidson County, Tennessee. GRANTEE assumes the obligations of the Grantors under said Deed of Trust by accepting this Warranty Deed.

This conveyance is subject to all visible easements; matters and things shown on plat of record in Book 2331, page 67 and 68, restrictions of record, if any; and the 1997 real property taxes which shall be prorated between the parties and payment assumed by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs 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

97-03-0116

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.

Witness my hand this 4th day of April, 1997.

James McClurg

Betty Sue McClurg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane Ladd, a Notary Public in and for said County and State, the within named James McClurg and wife Betty Sue McClurg, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of April, 1997.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 1/2/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $114,000.00.

Sworn to and subscribed before me this 4th day of April, 1997.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 1/2/01

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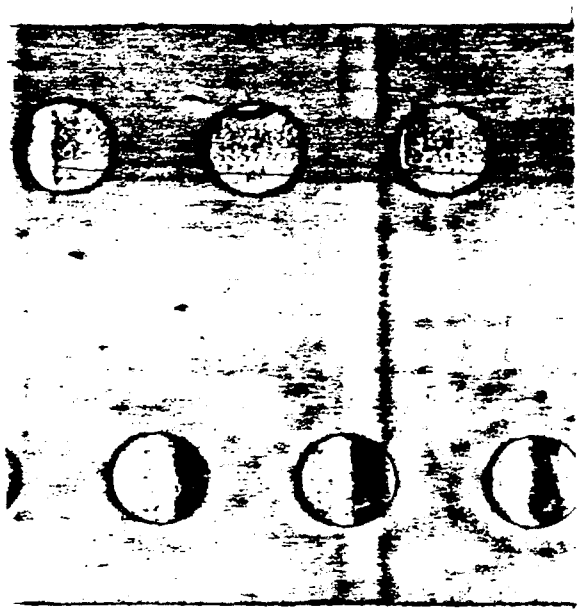
IDENTIFICATION

97 APR -7 PM 1:15

DAVIDSON COUNTY, TN.

6559 04/07 0101 CHECK 430.80

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

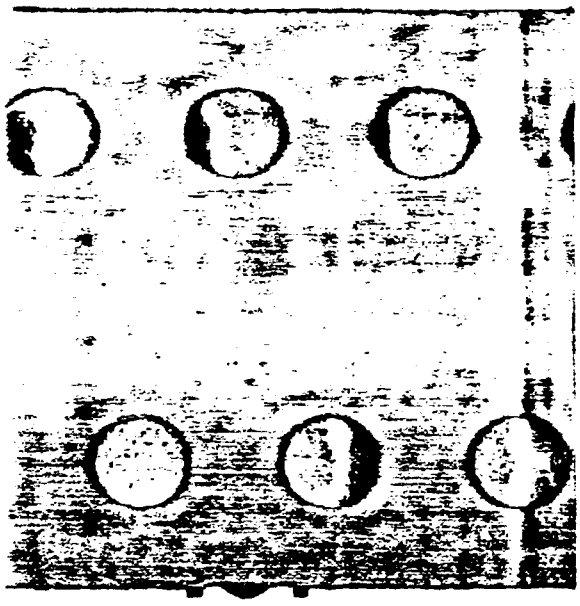
RECEIVED OF _____

FOR _____

BOOK 10408 PG 390

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 114000.00

CON TX 421.80

PRFEE 1.00

~~MRFEE 8.00~~

~~TOTAL 430.80~~

CHECK 430.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/97 01 13:17 0001 6559

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IDENTIFICATION

97 APR -7 PM 1:15

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1136791