14-F

THIS INSTRUMENT PREPARED BY:

BOOK 10650 PG 710

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Louise M. Mistak 3704 Central Avenue Nashville, TN 37205	SunTrust Bank P. O. Box 3051001 Nashville, TN 37230-5110	104-05-237

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Edward I. McPherson and wife, Viola M. McPherson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Louise M. Mistak**, hereinafter called the Grantee, her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 474, on the Plan of Richland Realty Co's Division "C" as of record in Book 421, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description hereof.
>
> Being the same property conveyed to Edward I. McPherson and wife, Viola M. McPherson by deed from Patricia Forehand as of record in Book 6938, page 393, and By Deed of Correction of record in Book 6975, Page 58, Register's Office of Davidson County, Tennessee.
>
> **THE PROPERTY HEREIN CONVEYED IS SUBJECT TO AND GRANTOR HEREBY RESERVES** an easement over the below described portion of Lot 474 to serve Lot 473, said portion being more particularly described as follows:
>
> LAND in Davidson County, Tennessee, being part of Lot No. 474 on the Plan of Richland Realty Realty Co's Division "C", as of record in Book 421, Page 31, said Register's Office and more particularly described as follows:
>
> BEGINNING in the south right of way of Westbrook Avenue at the common corner of Lots 473 and 474 shown on said plan; thence leaving said south right of way and along the line of said Lots 473 and 474, southerly 154 feet to the north side of an alley; thence westerly along said alley 2.0 feet; thence northerly 154 feet, more or less, to the south right of way of Westbrook Avenue; thence along Westbrook Avenue easterly 5.0 feet to the point of beginning.

The easement over the above described property shall be for the purpose of general use by the owner of Lot 473 and further to allow the maintenance of a fence along the southwestern edge of said easement area, and further to allow the maintenance of that portion of the concrete driveway serving Lot 473 which is located on the easement area. The fence, concrete driveway and property contained in said Easement area shall be maintained and kept in good order and repair, the expense therefore being borne exclusively by the owner of Lot 473. Grantors are the owners of Lot 473 as evidenced by deed of record in Book 6212, Page 880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid.

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 heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 those items identified on **Exhibit "A"**; and

they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10th day of October, 1997.

Edward I. McPherson

Edward I. McPherson

Viola M. McPherson

Viola M. McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this
10th day of October, 1997.

Notary Public
My commission expires: 7-24-

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Edward I. McPherson and Viola M. McPherson, 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, this 10th day of October, 1997.

NOTARY PUBLIC
My Commission Expires:

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0360514

IDENTIF. & REFERENCE

Exhibit "A"

Permitted Encumbrances

1. Taxes for the year 1998 and subsequent years.

2. All matters shown on the Plan of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Mistak.WD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10650 PG 713

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	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	12.00
TOTAL	605.00
CHECK	605.00

10/20/97 01 09:51 0001 1498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0360514 IDENTIF. # REFERENCE

97 OCT 20 AM 9:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1210783