Realty 484

WARRANTY DEED

BOOK 11032 PAGE 388

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 5-16-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 306,595.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen R. Kamer	First American National Bank	064-03-0-C
(NAME)	(NAME)	
2012 Dunedin Cove	First American Center	011.00CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James W. McPherson, Jr. and wife, Colleen M. McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen R. Kamer and Thomas E. Dubois

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:

Land in Davidson County, TN, being Lot No. 293 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Book 7900, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. McPherson, Jr. and wife, Colleen McPherson by deed from Frank Batson Homes, Inc. of record in Book 8812, Page 264, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 8120, Page 188, Book 8671, Page 484, Book 9010, Page 627; Restrictions for Brandywine Pointe Dock Association, Inc. in Book 8695, Page 379, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324 and all matters shown on the plan of record.

0465916 IDENTIF. ↑ REFERENCE

98 JUL 23 PM 1:49

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

7263 07/23 0101 03CHECK 1145.40

unimproved (X)
This is improved ( ) property, known as 836 Hunters Hill Trace, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hand s this 17th day of July, 19 98

James W. McPherson, Jr.

Colleen M. McPherson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. McPherson, Jr. and wife, Colleen M. McPherson

the bargainor s, 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 Brentwood, Tennessee, this 17th day of July, 19 98.

Commission expires May 16, 1999

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
My Commission Expires: 5-16-99

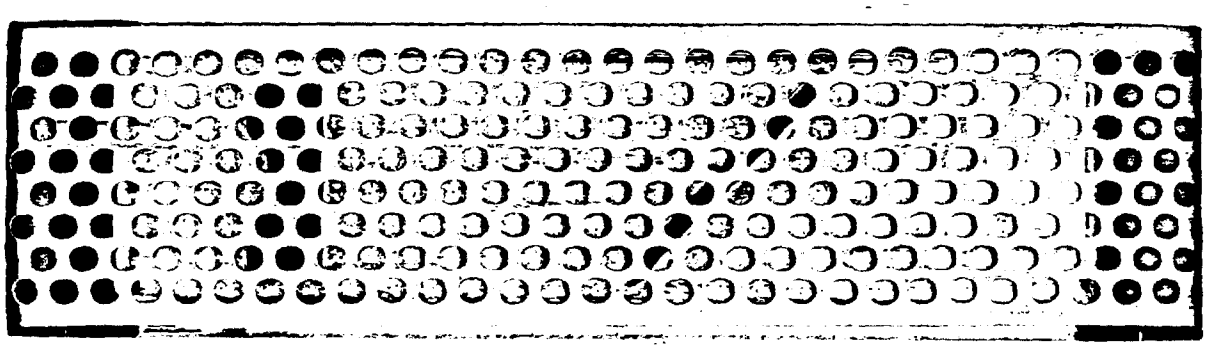
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 11032 PAGE 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	
				306595.00
			CON TX	1134.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1145.40
			CHECK	1145.40

07/23/98 01 13:52 0001 7263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465916
IDENTIF. & REFERENCE

98 JUL 23 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322916