BOX 15

BOOK 11453 PG. 149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Donovan	Sunshine Mortgage Corporation	MAP 141 #107
(NAME)	(NAME)	
1071 Morton Mill Road	P.O. Box 9274	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Marietta, GA 30065	
(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, William Joseph McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Donovan and wife, Rebecca J. Donovan

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 a tract of land shown on property Map 141, Assessor's Office, bounded in general by Morton Mill Road on the east, a 6.06 acre Patricia McPherson tract on the south, the Patricia McPherson remainder on the west and the CSX Railroad on the north, more particularly described as follows:

Beginning at an iron pin on the west side of Morton Mill Road, said pin being located on the south R.O.W. (and 25 ft. from the centerline) of the CSX Railroad; thence leaving the railroad and with the west side of Morton Mill Road, south 16 deg. 11 min. 57 sec. east 494.88 feet to an iron stake; thence south 09 deg. 12 min. 55 sec. east 39.27 ft. to an iron pin; thence leaving the road and with the north line of a 6.06 acre Patricia McPherson tract, south 80 deg. 47 min. 05 sec. west 519.23 feet to an iron pin near a fence; thence leaving said 6.06 acre tract and with a new line, running generally with the fence, north 04 deg. 20 min. 30 sec. east 482.52 ft. to an iron pin on the south R.O.W. of the CSX Railroad; thence leaving the fence and with the south R.O.W. of the railroad and a curve to the right having the following characteristics:

delta = 06 deg. 01 min. 11 sec.; radius = 3030.245 ft.; arc = 318.37 ft.; tangent = 159.33 ft; chord = north 70 deg. 21 min. 56 sec. east 318.22 ft. to an iron pin; thence north 74 deg. 06 min. 43 sec. east 33.20 ft. to the point of beginning, containing 5.00 acres, more or less, and being part of Deed Book 8607, page 604, said Register's Office, according to a survey dated 3/6/92 and revised 3/8/94, by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to William Joseph McPherson by Quitclaim Deed

CONTINUED

unimproved ( )
This is improved (X) property, known as 1071 Morton Mill Road, Nashville, TN 37221
(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 my hand this 20th day of May 19 99

William Joseph McPherson

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 William Joseph McPherson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 20th day of May 19 99.

Commission expires March 25, 2000

_____
Notary Public

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

Warranty Deed from William Joseph McPherson, to John D. Donovan.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

CONT'D NEXT PAGE

LEGAL DESCRIPTION CONTINUATION

from Patricia N. McPherson of record in Book 9307, page 390, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

0591117

RECEIVED FOR REFERENCE

99 MAY 25 PM 2:10

REGISTER

0473 05/25 0101 03CHECK 551.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11493 PG. 151-A

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05911117

IDENTIFICATION REFERENCE

99 MAY 25 PM 2:10

REGISTER

CAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 551.50
CHECK 551.50

05/25/99 01 14:13 0001 0473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465059