BOOK 11507 PG 308

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16479
File Box 9B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 1999.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ELIZABETH R. BYRD 201 West Brookfield Dr. Nashville, TN 37205	NEW OWNER	Map 130-9 Parcel 102

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEROME A. MCPHERSON AND WIFE, EVY E. MCPHERSON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ELIZABETH R. BYRD, married, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 201 West Brookfield Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 1999.

JEROME A. MCPHERSON

EVY E. MCPHERSON

99 JUL -2 PM 2:52
REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT NUMBER REFERENCE
059617

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JEROME A. MCPHERSON AND WIFE, EVY E. MCPHERSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Notary Public

WARDEED

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 Block 4 on the Plan of The Highlands of Belle Meade No. 1, as of record in Plat Book 547, page 180, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerome A. McPherson and wife, Evy E. McPherson by deed from Mark B. Frost and wife, Michelle W. Frost and Howard E. Frost, Jr., as tenants in common of record in Book 7928, page 315, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1999 which have been prorated and assumed by the Grantee; (2) Easement of record in Book 6273, page 694; and (3) All matters appearing on the plan of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee.

4352 06/02 0101 03CHECK 1139.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11507 PG. 310

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

0594617
IDENTIF. & REFERENCE

99 JUN -2 PM 2:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			305000.00
		CON TX	1128.50
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	1139.50
		CHECK	1139.50
06/02/99	01	14:56	0001 4152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468676