THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17000**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 31st day of MAY, 2000. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John A. & Chris Ann McPherson 402 Sunnyside Drive Nashville, Tennessee 37205	SouthTrust Mortgage Corporation 210 Wildwood Parkway Birmingham, Alabama 35209	MAP 116-11-0 PAR 108.00 FB BM 03952

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, ELLEN G. TIGHE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN A. MCPHERSON AND WIFE, CHRIS ANN MCPHERSON ("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 402 Sunnyside Drive, Nashville, Tennessee 37205.

John F. Tighe, the spouse of Ellen G. Tighe, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Ellen G. Tighe..

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 30th day of MAY, 2000.

ELLEN G. TIGHE

JOHN F. TIGHE

Instr:200006010054625 Page: 1 OF 2
REC'D FOR REC 06/01/2000 2:14:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2405.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ELLEN G. TIGHE and JOHN F. TIGHE, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of MAY.

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

Notary Public

My Commission Expires: _____

My Commission Expires SEPT 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. C on the Plan of Resubdivision of Lot Nos. 20 thru 23 and the southerly 50 feet of Lot No. 24 as shown on the unrecorded plan of Honeywood Subdivision, as of record in Plat Book 5200, page 324, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Tighe and wife, Ellen G. Tighe by deed from Jane S. Powell of record in Book 8094, page 441, said Register's Office. The said John F. Tighe having conveyed his interest in said property to Ellen G. Tighe by quitclaim deed of record in Book 11322, page 46, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 324, said Register's Office.