WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/01 11:48 3pgs
Fees:15.00 Taxes:1002.33

20010626-0067509

KEVIN D. MONTGOMERY
REGISTER
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,900.00

X Marion T. Lopez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion T. Lopez (NAME)	Fifth Third Mortgage Company (NAME)	MAP 141
7744 River Bend Way (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 101
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (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, Patricia N. McPherson and wife, Joseph D. McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion T. Lopez, unmarried

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, Tennessee shown on property Map 141, Tax Assessor's Office, bounded in general by Morton Mill Road and W. J. Newsom on the east, a 5 acre Lenee M. Greer tract on the south, a 27 acre Patricia N. McPherson tract on the west, and a 5 acre William Joseph McPherson tract on the north, and lying off the northeast side of the terminus of River Bend Way, more particularly described as follows:

Commencing at an existing concrete monument in W. J. Newsom's south line (Ref. Will Book 58, page 317, Davidson County Clerk's Office), said monument being located at the northwest terminus of River Bend Road, said monument being the northeast corner of Lot 40 at River Bend Subdivision (Ref. Plat Book 6900, pages 504 and 505, said Register's Office); thence leaving the road and with the common line between Newsom and Lot 40 of said subdivision, north 86 deg. 14' 08" west 200.04 feet to an iron pin, said pin being the southeast corner of a 5 acre Lenee M. Greer tract; thence leaving the subdivision and with the common line between Newsom and said 5 acre tract, north 24 deg. 42' 59" west 233.01 feet to an existing iron stake, and north 01 deg. 22' 29" west 172.15 feet to an iron pin set, said pin being the true point of beginning for the herein described tract;

Thence, leaving this true point of beginning and with new lines, crossing a drain, south 88 deg. 34' 29" west 581.21 feet to an iron pin set near a fence; thence running generally with the fence for the next 2 calls: north 04 deg. 53' 21" east 171.56 feet to an iron pin set, and north 04 deg. 20' 30" east 271.95 feet to an iron pin set; thence leaving the fence, north 80 deg. 47' 05" east 519.23 feet to an iron pin set on the west side of Morton Mill Road in Newsom's west line; thence with Newsom's west line and the west side of said

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unimproved ( )
This is improved (X) property, known as 7744 River Bend Way, Nashville, Tennessee 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 our hand s this 25th day of June, 2001

Patricia N. McPherson

Patricia N. McPherson

Joseph D. McPherson

Joseph D. McPherson

LEGAL DESCRIPTION CONTINUATION

road, south 09 deg. 12' 55" east 154.11 feet to an existing iron stake; thence leaving the road and re-crossing the aforementioned drain, south 01 deg. 22' 29" east 350.79 feet to the true point of beginning, containing 6.06 acres, more or less, and being part of deed Book 8607, page 604, said Register's Office, according to a survey dated 3/26/92 and revised 3/22/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Included with the above described tract is a 50 foot ingress-egress and utility easement which runs from the terminus of River Bend Way, along the south line of the adjoining 27 acre Patricia N. McPherson property, and along the west line of the adjoining 5 acre Greer Property, to the southwest corner of this 6.06 acre tract, which easement is more particularly described as follows:

Beginning at an existing concrete monument in the south line of a 27 acre Patricia N. McPherson tract, said monument being located at the northwest terminus of River Bend Way, said monument being the northeast corner of Lot 1 of the River Bend Subdivision; thence leaving Lot 1 and the road, north 45 deg. 04' 00" east 66.69 feet to a point; thence south 85 deg. 06' 17" east 562.01 feet to a point in the west line of a 5 acre Lenee M. Greer tract; thence with the west line of said 5 acre tract, eventually running generally with a fence, north 04 deg. 53' 21" east 266.06 feet to an iron pin, the southwest corner of the above described 6.06 acre tract; thence leaving the fence and with the south line of said tract north 88 deg. 34' 29" east 50.31 feet to a point; thence leaving this 6.06 acre tract, south 04 deg. 53' 21" west 321.60 feet to a point in the north line of Lot 56 of the River Bend Subdivision;

Thence with the north line of Lots 56 through 62 of said subdivision for the following 4 calls: north 85 deg. 06' 17" west, passing an iron pin corner of the 5 acre Greer tract at 50.00 feet, in all 338.88 feet to an iron pin; north 85 deg. 08' 24" west 36.64 feet to an iron pin; north 85 deg. 16' 56" west 56.52 feet to an iron pin and north 85 deg. 16' 41" west 157.74 feet to an iron pin at the northeast terminus of River Bend Way; thence crossing the end of River Bend Way north 85 deg. 21' 18" west 65.27 feet to the point of beginning.

Being the same property conveyed to Patricia N. McPherson and husband, Joseph D. McPherson by Quitclaim Deed of record in Book 9307, page 384, said Register's Office.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); and (b) easements of record in Book 9307, page 384, Book 10483, page 317, Book 9307, page 384, Book 4817, page 780, Book 7142, page 522, Book 4581, page 312 and Instrument #200005160049359, said Register's Office.

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 Patricia N. McPherson and wife, Joseph D. 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 Nashville, Tennessee, this 25th day of June, 2001.

Commission expires

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

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 .

My commission expires

Notary Public