BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 07/31/01 15:45 2pgs Fees:13.00 Taxes:210.90 20010731-0081150	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $57,000.00. **Affiant** Subscribed and sworn to before me, this 30th day of July, 2001. Notary Public My Commission Expires: 10/23/2003

Address New Owner As Follows:
Evelyn E. McPherson and
Jerome A. McPherson
1900 Richard Jones Rd., #A-109
Nashville, TN 37215

Send Tax Bills To:
Union Planters Bank
P.O. Box 1785
Memphis, TN 38101-1785

Map-Parcel Number:
Map 117-15-A
Parcel 41.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AGNES M. BROWN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EVELYN E. MCPHERSON AND HUSBAND, JEROME A. MCPHERSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Parcel No. 41, being Unit No. A-109 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Agnes M. Brown by deed from Berry H. Marshall, unmarried, of record in Book 10513, page 99, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters as shown on the Plan of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws of record in Book 5304, page 702, as amended in Book 7841, page 557, as further amended in Book 9830, page 181, Register's Office for said County.

4. Agreement for Dedication of Easement of Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3879, page 569, Register's Office for said County.

5. Instrument of Dedication of Easement of record in Book 4320, page 896, Register's Office for said County.

6. Rights of others in and to the common elements.

This is improved property known as 1900 Richard Jones Rd., #A-109, Nashville, TN 37215.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of July, 2001.

Agnes M. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AGNES M. BROWN**, the within named bargainor, 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 July, 2001.

Notary Public

My Commission Expires: 10/25/2003

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