PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42863
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/18/01 16:21 2pgs
Fees:13.00 Taxes:906.50
20010918-0101250

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steve L. Grissim Stacy A. Edwards 1015 Percy Warner Blvd. Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-12-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 245000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Jason MacPherson and spouse, Elizabeth E. MacPherson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steve L. Grissim and Stacy A. Edwards, as joint tenants, with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Section 1, Warner Park Valley of record in Book 3600, Page 12, 13, and 14 (amended in Book 3766, Page 351, Register's Office for said County.

Said Lot No. 265, which is a corner lot, fronts 96.0 feet on the westerly margin of Percy Warner Boulevard and fronts 97.0 feet on the broken northerly margin of St. Henry Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 121.13 feet on the westerly line and 122.62 feet on the northerly line, to a point of intersection.

Being the same property conveyed to M. Jason MacPherson and wife, Elizabeth E. MacPherson by deed from Randall R. Woodard, an unmarried person of record in book 11027, Page 662, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 12, 13 & 14, said Register's Office, which Plan shows a 30 foot minimum building setback line from Percy Warner Boulevard and a 15 foot minimum setback line from St. Henry Drive. and an easement for overhang across the southerly line and an easement for public utility and drainage purposes along the northerly corner line(s); Restrictive covenants of record in Book 3466, Page 89, Book 3577, Page 511, Book 3702, Page 465, Book 3770, Page 81, said Register's Office.

This is improved property, known as: 1015 Percy Warner Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of September, 2001.

M. Jason MacPherson

Elizabeth E. MacPherson

State of Tennessee
County of Davidson

On this 14th day of September, 2001, before me the undersigned authority, personally appeared **M. Jason MacPherson** and **Elizabeth E. MacPherson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00

Affiant

Sworn and subscribed before me on the 14th day of September, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004