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. 19761**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $488,000.00. Affiant Subscribed and sworn to before me, this 8th day of JANUARY, 2003. Notary Public My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 01/10/03 12:17 2pgs
Fees:13.00 Taxes:1805.60

20030110-0004608

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Ms. Anne S. McPherson 1222 Cliftee Drive Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 159-2 PARCELS 19 AND 20

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, SUSAN R. RUSSELL, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANNE S. 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 1222 Cliftee Drive, Brentwood, Tennessee 37027.

CLIFFORD S. RUSSELL, the spouse of SUSAN R. RUSSELL, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said SUSAN R. RUSSELL.

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 18th day of DECEMBER, 2002.

SUSAN R. RUSSELL

CLIFFORD S. RUSSELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SUSAN R. RUSSELL AND CLIFFORD S. RUSSELL, 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, at office, this 18th day of DECEMBER, 2002.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 and Reserved Parcel "A" on the Plan of Taggartwood, as of record in Plat Book 4175, page 60, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Clifford S. Russell and wife Susan R. Russell by deed from James C. Broome and wife, Sherry C. Broome of record in Book 6759, page 664, said Register's Office. Clifford S. Russell has since conveyed his interest in said property to Susan R. Russell by quitclaim deed of record in Book 9737, page 747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 4175, page 60, said Register's Office.