PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/11/04 14:16 3pgs
Fees:18.00 Taxes:166.50

20040511-0054004

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **30th** day of **April, 2004, by and between Mary Louise McPherson, an unmarried woman, hereinafter called Grantor, and James Hale, an unmarried man, hereinafter called Grantee.**

**W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Mary Louise McPherson, an unmarried woman, as Grantor, does hereby bargain, sell, transfer and convey unto James Hale, an unmarried man, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

**This is improved property known as 128 Eagan Circle, Madison, Tennessee 37115.**

**TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".**

**Grantor further covenants and binds herself and her successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.**

**WITNESS the hand and seal of Grantor on the day and year first above written.**

Mary Louise McPherson

**Mary Louise McPherson, an unmarried woman by her attorney-in-fact, JoAnn McPherson Hindsley**
**SIGNATURE OF SELLER**

by JoAnn McPherson Hindsley atty in fact

**ATTORNEY IN FACT**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this **30th** day of **April, 2004** before me personally appeared JOANN McPHERSON HINDSLEY, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Louise McPherson, and acknowledged that he/she executed the same as the free act and deed of said sellerpoa, PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20040511-0054003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at office, this **30th** day of **April, 2004.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

**James Hale, an unmarried man**
143 Eagan Circle
Madison, Tn 37115

Property Address:

**128 Eagan Circle**
**Madison, Tennessee 37115**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 43-12 PARCEL 43**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 2004.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7410

# EXHIBIT 'A'

A CERTAIN TRACT OR PARCEL of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 of Block "A" on the Map of the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Said Lot 18 fronts 61 feet on the easterly side of Eagan Circle and runs back 107 feet on the southerly line and 94.9 feet on the northerly line, to a dead line in the rear measuring 58 feet thereon.

Being the same property conveyed to William Gordon Seat and wife, Daisy Ella Seat by Warranty Deed from Raymond H. Roberts and Albert Painter, of record in Book 3286, page 63, Register's Office for Davidson County, Tennessee. William Gordon Seat died survived by his spouse, Daisy Ella Seat. Daisy Ella Seat subsequently died testate. Under the Will of Daisy Ella Seat admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. 78565 on July 31, 1986, Will Book 155, page 201 said property was devised to her niece, Mary Louise McPherson.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 43-12 PARCEL 43). 2003 real property taxes are PAID in the amount of 732.48.

2. All matters as set forth on the Plan of record in Plat Book 1424, page 107, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.