NEW OWNER:

MATTHEW COOMBES
534 AMERICAN ROAD
NASHVILLE, TN

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 04-0827

Map 90
Group 16-0
Parcel 56

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 07/20/04 13:08 3 pgs
Fees:18.00 Taxes:518.00
20040720-0086465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GRAHAM MAXWELL MacPHERSON, JR. and MELINDA LOUISE MacPHERSON BOSWELL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MATTHEW COOMBES and wife, SHANNON B. COOMBES**, ("Grantee"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Charlotte Park, Section I, of record in Book 2663, Pages 2-6, both inclusive, Register's Office for said County.

Said Lot No. 79 fronts 70 feet on the northeasterly side of American Road and extends back 172.5 feet on the northwesterly line and 167 feet on the southeasterly line to a dead line in the rear on which it measures 57.2 feet.

Being the same property conveyed to Graham MacPherson and wife, Mrs. Catherine Crow MacPherson, by virtue of a deed from Alice Anderson Stephenson, dated December 30, 1971 and recorded in Record Book 4565, Page 875, said Register's Office for Davidson County, Tennessee. Graham MacPherson died 10/1/95, vesting title in Mrs. Catherine Crow MacPherson, as surviving tenant by the entirety. Mrs. Catherine Crow MacPherson died testate 1/8/04, devising said property to Graham Maxwell MacPherson, Jr. and Melinda Louise MacPherson Boswell.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 2-6, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of July, 2004.

Graham Maxwell MacPherson, Jr.
GRAHAM MAXWELL MacPHERSON, JR.

Melinda Louise MacPherson Boswell
MELINDA LOUISE MacPHERSON BOSWELL

By: Graham Maxwell MacPherson, Jr.
Graham Maxwell MacPherson, Jr., Attorney in Fact
Pursuant to POA of record as Instrument 20040720-0086464

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GRAHAM MAXWELL MacPHERSON, JR.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of July, 2004.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AUDS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **GRAHAM MAXWELL MacPHERSON, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **MELINDA LOUISE MacPHERSON BOSWELL** the within-named bargainor, as the free act and deed of the said **MELINDA LOUISE MacPHERSON BOSWELL.**

WITNESS my hand and official seal at office, this 16th day of July, 2004.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$140,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of July, 2004.

NOTARY PUBLIC

My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.