THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,460,000.00. John A. McPherson Affiant Subscribed and sworn to before me this 30th day of July, 2004. Notary Public My Commission Expires SEPT. 25, 2004

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 23036-06-2004
File Box 9B

Davidson County DEEDWARR
Recvd: 08/04/04 13:26 2pgs
Fees:13.00 Taxes:5402.00

20040804-0093630

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John A. McPherson Chris A. McPherson 308 Walnut Drive Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map No.116.07-0 Parcel No. 088.00

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, **Jay Grinney and wife, Ellen H. Grinney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John A. McPherson and wife, Chris A. 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 308 Walnut Drive, Nashville, TN 37205

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 the 30th day of July, 2004.

Jay Grinney by Ellen H. Grinney Attorney in Fact — Ellen H. Grinney

Jay Grinney, BY: Ellen H. Grinney, Attorney-In-Fact pursuant to a power of attorney being placed of record simultaneously herewith

Ellen H. Grinney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, **Ellen H. Grinney**, 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 30th day of July, 2004.

My Commission Expires:

Notary Public

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen H. Grinney** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Jay Grinney**, and is authorized by the said **Jay Grinney** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 30th day of JULY, 2004.

My commission expires:

Notary Public

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Walnut Grove Subdivision as of record in Plat Book 974, page 2 (erroneously referred to as page 4 in the previous deeds of record), Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jay Grinney and wife, Ellen H. Grinney by deed dated October 15, 2002 from Victor H. Rumore, married of record in Instrument No. 20021017-0127595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 974, page 2, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5786, page 928, Register's Office for Davidson County, Tennessee.
4. Easement for driveway of record in Book 1163, page 173, Register's Office for Davidson County, Tennessee.