File BN 8

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050423

Davidson County DEEDWARR
Recvd: 07/20/05 13:17 2 pgs
Fees:13.00 Taxes:407.00
20050720-0084401

Send Tax Bills To:
ABN AMRO
P.O. Box 57068
Irvine, CA 92619

New Owner is:
Anna M. Higginbotham
2906 Dobbs Avenue
Nashville, TN 37211

MAP: 119-14
PARCEL: 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **J. Bryan McPherson and wife, Rosemary M. McPherson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anna M. Higginbotham, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 16 of Block "C", on the Plan of Woodbine Courts, of record in Book 1130, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. Bryan McPherson and wife, Rosemary M. McPherson by Warranty Deed from Arthur P. Gardner and James E. Gardner, Co-Executors of the Estate of Mary Inez Gardner dated December 29, 1997, recorded December 31, 1997, in Book 10742, page 525, 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 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 39, said Register's Office, which Plan shows a 35 foot minimum building setback line from Dobbs Avenue and a 10 foot easement for public utility purposes along the real line of said lot. Subject to restrictions of record in Book 1163, page 441, said Register's Office.

This is improved property known as: 2906 Dobbs Avenue, Nashville, TN 37211

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of July, 2005.

GRANTOR:

J. Bryan McPherson

Bryan McPherson

Rosemary McPherson

Rosemary M. McPherson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **J. Bryan McPherson and wife, Rosemary M. McPherson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15 day of July, 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of July, 2005

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires MAY 23, 2009

My commission expires: _____