Davidson County DEEDWARR
Recvd: 07/25/05 13:51 2 pgs
Fees:13.00 Taxes:647.50

20050725-0086166

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 22 day of July 2005.

Notary Public
My commission expires:

NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
J. Bryan McPherson 511 Bonerwood Dr. Nashville TN 37211-0000	SAME	147-10-0/181.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Scott A. Roberts and wife, Linda A. Roberts, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to J. Bryan McPherson and wife, Rosemary M. McPherson, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the Plan of Parkview Estates, Section II of record in Book 3700 Page 87 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott A. Roberts and wife, Linda A Roberts, by deed from Cyril Kenneth Fieth and wife, Julia Mae Fieth, of record in Book 9460 Page 67 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Parkview Estates Section 2 of record in Book 3700 Page 87, Register's Office for Davidson County, Tennessee

This property is improved property known as 511 Bonerwood Dr., Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of July, 2005.

Scott A. Roberts

Linda A. Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott A. Roberts and Linda A. Roberts, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 19th day of July, 2005.

Notary Public

My Commission expires: 4/2/08

FILE NO: 04957

Amy Cross Nance
State of Tennessee Notary Public
Williamson County