Davidson County DEEDWARR
Recvd: 06/06/06 12:08 2 pgs
Fees:13.00 Taxes:1295.00

20060606-0066770

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration ~~or value,~~ whichever is greater, for ~~this transfer~~ is **$350,000.00.**

~~Affiant~~

Subscribed and sworn to before me, this the 26th day of May, 2006.

E. Mannix
Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Russell	**New Owner**	4 (142-14/130)
1614 Sumter Ct		5 (142-14/131)
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Steve Chaisson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Russell and Joanne Russell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A"

Being the same property conveyed to David Russell and wife, Joanne Russell by Warranty Deed from Steve Chaisson of record in Instrument No._____, Register's Office for DavidsonCounty, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **604 A&B and 608 A&B McPherson Ct. S., Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 26th day of May, 2006.

Steve Chaisson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Steve Chaisson**, 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, at office, this **26th** day of **May, 2006.**

Notary Public

My Commission Expires: 1/26/2008

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION EXHIBIT A

Unit No. 4A & 4B and 5A & 5B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve Chaisson by Warranty Deed from Robert P. Ziegler, Trustee with full power to sell, transfer and convey without the joinder of any beneficiary, of record in Instrument No. 20060601-0064700, Register's Office for DavidsonCounty, Tennessee.

This conveyance is subject to taxes for 2006, which payment is expressly assumed by the grantee and subsequent years, easements, and Master Declaration of Covenants, Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, Bylaws of McPherson Place Townhomes Corporation and Charter of McPherson Place Townhomes Corporation, restrictions of record.