Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060609

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060609

Davidson County DEEDWARR
Recvd: 07/27/06 09:28 2 pgs
Fees:13.00 Taxes:508.75
20060727-0090707

Send Tax Bills To:
Mike McPherson
5408 Wakefield Dr.
Nash, TN 37220

New Owner is:
Michael & Lisa McPherson
2326 Rader Ridge Road
Antioch, TN 37013

MAP: 149-09-0
PARCEL: 222.00

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, **Jo Ann Franks**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael McPherson and wife, isa McPherson**, 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 land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 128 of Pebble Trace, Section 1, as of record in Plat Book 6900, page 34, Register's Office for said County to whick plat reference is hereby made for a more complete legal description, said description is incorporated herin by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Jimmy E. Franks and wife, Jo Ann Franks from PeebleTrails Estates, Inc. a Tennessee Corporation by Warranty Deed of record dated 08/17/90 and recorded 08/21/90 in Book 8179, Page 103, Register's Office for Davidson County, Tennessee. The said Jimmy E. Franks having died on 6/20/06.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Init.

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 25 day of July, 2006.

GRANTOR:

Jo Ann Franks

Jo Ann Franks

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jo Ann Franks**, 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 25 day of July, 2006.

Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $137,500.00.

Affiant

SWORN TO and subscribed before me this 25 day of July, 2006

NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008