Return to: First Title and Escrow Company, Inc.
File Number 26049

STATE OF TENNESSEE
COUNTY OF Davidson

15601

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 333,000.00

James William McPherson, III Shelby McCollum McPherson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 10, 2008

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: James William McPherson, III	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS 142160A01400CO
(NAME) 700 Burleigh Court	(NAME) New Owner	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ewing Burgess Shearon, Jr. and wife, Julia Shearon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James William McPherson, III and wife, Shelby McCollum McPherson

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:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Devon Park, Phase One, as of record in Plat Book 5200, page 670-672, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ewing Burgess Shearon, Jr. and wife, Julia Shearon by Deed from Andrews-Pruett, a partnership, filed of record in Book 7172, page 92, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: (1) Declaration of Covenants, Conditions and Restrictions in Book 6176, page 7, amended in Book 6541, page 542; (2) Storm Water Detention Agreement in Book 6145, page 252; (3) easement in Book 5473, page 176 & 177; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 670-672, said Register's Office.

This is improved property known as 700 Burleigh Court, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEES, 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 their hands this 30th day of November, 2006.

Ewing Burgess Shearon, Jr.

Julia Shearon

Davidson County DEEDWARR
Recvd: 12/01/06 09:03 2 pgs
Fees:13.00 Taxes:1232.10

20061201-0148278

15601

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Ewing Burgess Shearon, Jr. and wife, Julia Shearon

the bargainors, 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 Nashville, Tennessee, this 28th day of November, 2006.

My commission expires

J. BLAKE FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 20, 2008