Prepared by:
Clifton McPherson, Jr.
3627 Hood's Hill Road
Nashville, TN 37215

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: April 19, 2007

Reference Number of Any Related Documents: _____

Davidson County DEEDQC
Recvd: 06/01/07 10:58 3 pgs
Fees:17.00 Taxes:0.00
20070601-0065060

Grantor:

Name: Clifton McPherson, III
Street Address: 134 Clifton Ave
City/State/Zip: Hartford, CT 06107

Grantee: - Send taxes to!

Name: Clifton McPherson, Jr.
Street Address: 3627 Hood's Hill Road
City/State/Zip: Nashville, TN 37215

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): Villager West, 2134 Fairfax Ave, B-10, Nashville, TN 37212

Assessor's Property Tax Parcel/Account Number(s): Map 104 11 A, Parcel 026

THIS QUITCLAIM DEED, executed this 19th day of April, 20 07, by first party, Grantor, Clifton McPherson, III, whose mailing address is 134 Clifton Ave, Hartford, CT. 06107, to second party, Grantee, Clifton McPherson, Jr, whose mailing address is 3627 Hood's Hill Road, Nashville, TN 37215.

WITNESSETH that the said first party, for good consideration and for the sum of ONE Dollars ($ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____
Print Name of Witness ANNIE M. BLACK

Signature of Witness _____
Print Name of Witness Kelly Greer

Signature of Grantor _____
Print Name of Grantor _____

State of Tennessee)
County of Davidson)

On April 19th 2007, before me, AMANDA V. Cole, appeared Clifton McPherson III, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

AMANDA V. COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Signature of Notary

Exp 7-24-2010

Affiant ____Known_____Produced ID
Type of ID _____
(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 15th DAY OF June 2007
_____
Deputy Register

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THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

0701 IDENTIFICATION REFERENCE
FEB 23 3 27 PM '88
MAURY COUNTY, TN.
9297 02/23 L01 03DHE6 112.90

WARRANTY DEED

BOOK 7475 PAGE 182

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Clifton E. McPherson, III and Patricia S. McPherson 2134 Fairfax Avenue Unit B-10 Nashville, TN 37212	Fleet Mortgage Corporation 125 E. Wells Street P.O. Box 800 Milwaukee, WI 53201	Map 104-11-A Parcel 26

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, GERALD A. LeCROY and wife, DOROTHY E. LeCROY, do hereby transfer and convey unto CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, as tenants in common, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment being Unit No. B-10, Parcel # 26 on the Plat of the Villager West Condominium, as of record in Book 5210, Page 174, said Register's Office for said County, to which reference is made for a more complete and accurate description of said unit.

Being the same property conveyed to Gerald A. LeCroy and wife, Dorothy E. LeCroy by deed from Theo P. Collier Thomas, formerly Theo P. Collier and husband, Ioan Talfryn Thomas of record in Book 6561, Page 804, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2134 Fairfax Avenue, Unit B-10, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, their heirs, successors and assigns forever.

The undersigned covenant with the said CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1988 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plat of Villager West Condominium, as of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee.

Except as set forth herein, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said CLIFTON E. McPHERSON, III and PATRICIA S. McPHERSON, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.