Davidson County DEEDWARR
Recvd: 06/09/08 10:07 4 pgs
Fees:22.00 Taxes:0.00
20080609-0058773

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard Mobley & Havens, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Eunice Ann McPherson 8205 Spring Ridge Drive Nashville, Tennessee 37221	SAME	**155 15 0 055.00** **090 16 0 335.00** **091 13 0 178.00** **090 16 0 97.00** **102 03 0 072.00**

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 which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Ronald K. McPherson, hereinafter called the Grantor, and the Grantor's spouse, Eunice Ann McPherson, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Eunice Ann McPherson, the Grantor, Ronald K. McPherson, has bargained and sold, and by these presents does transfer and convey unto Eunice Ann McPherson, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of April, 2008.

Ronald K. McPherson

Ronald K. McPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald K. McPherson, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2008.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

Map & Parcel 155 150 055.00, 8205 Spring Ridge Dr., Nashville, TN

BEING Lot No. 22, on the Plan of First Revision of McCrory Heights, of record in Plat Book 9700, Page 162, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald K. McPherson and wife, Eunice Ann McPherson by deed from S. Kline Albright and wife, Tammy L. Albright, of record as Instrument No. 20020909-0108977, Register's Office for said County.

Map & Parcel 090 16 0 335.00 – 6302 Thunderbird Dr., Nashville, TN

BEING Lot 2-A Re-Sub, Lot 2 Westboro Sub Sec. 2 Re-Sub Lot 112, as per Resubdivision of Lot #2 Plat of Westboro Subdivision, Section 2, Plat Book 5190, page 304, of record in Book 6200, page 543, Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to Ronald K. McPherson and wife, Eunice A. McPherson by deed from James R. Bellar and wife, Jo Ann Bellar, of record in Book 6268, Page 187, Register's Office for Davidson County, Tennessee.

Map & Parcel 091 13 0 178.00 – 443 Westboro Dr., Nashville, TN

BEING Lot No. 56, on the Plan of Section One, Westboro Subdivision, of record in Book 1424, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ronald K. McPherson and wife, Ann McPherson, by deed from Gary E. Ayers and Penny L. (Ayers) Crafton and husband Lloyd W. Crafton of record in Book 10115, page 67, Register's Office for Davidson County, Tennessee.

Map & Parcel 090 16 0 97.00 – 545 Westboro Dr., Nashville, TN

BEING Lot No. 2 on the Plan of the Resubdivision of Lot No. 112, Westboro, Section 2, as of record in Book 5190, Page 304, Register's Office for said County, to which plan reference is hereby made for more complete and accurate description.

BEING the same property conveyed to Ronald K. McPherson and wife, Eunice A. McPherson by deed from James R. Bellar and wife, Jo Ann Bellar, of record in Book 6268, page 187, Register's Office for Davidson County, Tennessee.

Map & Parcel 102 03 0 072.00 – 504 Continental Dr., Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 1314 on the Plan of Charlotte Park, Section 18, of record in Book 3600, page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1314 fronts 75 feet on the northeasterly side of Continental Drive and extends back 152 feet on the northwesterly line and 115.5 feet on the southwesterly line, to a broken line in the rear on which it measures 89.2 feet.

BEING the same property conveyed to Ronald K. McPherson and wife, Eunice Ann McPherson by deed from Walter Bryan Birdwell and Susan Annette Birdwell, the Heirs at law of Walter Birdwell, Jr., of record in Book 10382, page 703, Register's Office for Davidson County, Tennessee.

Eunice Ann McPherson and Ann McPherson is one and the same person.