Davidson County DEEDWARR
Recvd: 06/09/08 10:07 5 pgs
Fees:27.00 Taxes:0.00
20080609-0058774

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
Ronald K. McPherson 8205 Spring Ridge Drive Nashville, Tennessee 37221	SAME	**102 12 0 010.00** **091 13 0 359.00** **091 13 0 307.00** **102 08 0 076.00** **102 08 0 075.00**

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 Eunice Ann McPherson, hereinafter called the Grantor, and the Grantor's spouse, Ronald K. McPherson, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Ronald K. McPherson, the Grantor, Eunice Ann McPherson, has bargained and sold, and **by these presents does transfer and convey unto Ronald K. 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.

Eunice Ann McPherson

Eunice Ann McPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eunice Ann 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: _____

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

Notary Public

EXHIBIT A

Legal Description

Map and Parcel 102 12 0 010.00 Address: 855 Summerly Dr. Nashville, TN

Land lying in Davidson County, more particularly described as follows:

BEING Lot No. 117 of Section V of Horton Heights, a subdivision of record in Book 1835, Page No. 130, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 117 fronts 90 feet on the southerly side of Summerly Drive and extends back between lines 259.3 feet on the easterly side and 262.8 feet on the westerly side to a dead line in the rear, measuring 112.2 feet thereon.

BEING the same property conveyed to Ronald K. McPherson by deed from Curtis L. Walker and Lester V. Walker, of record in Book 8679, page 96, Register's Office for Davidson County, Tennessee.

This conveyance is SUBJECT to a sanitary sewer and/or storm drainage easement of record in Book 4316, Page 121, Register's Office for Davidson County, Tennessee, and a 50-foot minimum building setback line from Summerly Drive, and a 10-foot easement for public utility purposes along the rear line of said lot, as shown on plan of record in Book 1835, Page 130, said Register's Office.

Map and Parcel 091 13 0 359.00 Address: 5914 Charlotte Pike, Nashville, TN

Land lying in Davidson County, more particularly described as follows:

BEING the westerly 30.0 feet portion of a easterly 30.9 feet of Lot NO. 20 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said county and as surveyed by Jack R. Underwood, surveyor.

SAID part of Lot No. 20 fronts 30.0 feet on the northerly side of Charlotte Pike and extends back between parallel lines 169.5 feet to an alley.

BEING the same property conveyed to Ronald McPherson and wife, Eunice Ann McPherson by Warranty Deed from Willard E. Colgan and wife June Colgan of record in Book 5107, page 842, Register's Office for Davidson County, Tennessee.

Map and Parcel 091 13 0 307.00 Address: 5920 Charlotte Pike, Nashville, TN

Land lying in Davidson County, more particularly described as follows:

BEING Lot No. 1 on the Plan of West Nashville Heights, being a resubdivision of part of Lots 19 and Lots 20 and 21, as of record in Book 332, Page 127, and the resubdivision being of record in Book 5190, Page 629, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

ALSO BEING the same property conveyed to Ronald McPherson and wife, Eunice Ann McPherson, by Warranty Deed from John N. Mullins and wife, Margaret M. Mullins of record in Book 6437, page 398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

Map and Parcel 102 08 0 076.00 Address: 6613 Charlotte Pike, Nashville, TN

Land lying in Davidson County, more particularly described as follows:

BEING Lot No. 80 on the Plan of Horton Heights, Section 2, as of record in Book 1835, page 128, Register's Office for said County.

Said Lot No. 80 fronts 90 feet on the southeasterly side of Charlotte Pike and runs back 241.7 feet on the northeasterly line and 243.3 feet on the southwesterly line to a dead line, measuring 90 feet thereon.

BEING the same property conveyed to Ronald K. McPherson and wife, Eunice Ann McPherson by Deed from James K. Harper and wife, Ann A. Harper, of record in Book 6125, page 611, Register's Office for Davidson County, Tennessee.

Map and Parcel 102 08 0 075.00 Address: 6615 Charlotte Pike, Nashville, TN

Land lying in Davidson County, more particularly described as follows:

BEING Lot No. 81 on the Plan of Horton Heights, Section 2, as of record in Book 1835, page 128.

Said Lot No. 81 fronts 90 feet on the southeasterly side of Charlotte Pike and runs back 243.3 feet on the northeasterly line and 245 feet on the southwesterly line, to a dead line, measuring 90 feet thereon.

BEING the same property conveyed to Ronald McPherson and wife, Eunice Ann McPherson by Deed from Floyd W. Hodgens and wife, Mary C. Hodgens of record in Book 4878, page 438, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2087, page 566, as amended in Book 2093, Page 49.