Davidson County DEEDWARR
Recvd: 06/20/08 11:18 2 pg
Fees:13.00 Taxes:453.25
20080620-0063631

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08050422**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $122,500.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2008. Notary Public My Commission Expires MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Toni J. Rothfuss *4507 ~~4509~~ Illinois Ave Nashville TN 37209	Send Tax Bills To: New Owner PO Box 90567 Nashville, Tennessee 37209	Tax Information: Tax Parcel ID No. 91-12-25.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward I. McPherson and Viola M. McPherson, Trustees of the McPherson Family Revocable Living Trust Agreement dated February 5, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Toni J. Rothfuss and Dorothy H. Rotoni, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: **with Rights of Survivorship

Land in Davidson County, Tennessee, being Lot 412 and 414, BLOCK 86, WEST NASHVILLE PLAN NO. 1, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by QuitClaim Deed from Edward I. McPherson and wife, Viola M. McPherson to Edward I. McPherson and Viola M. McPherson, Trustees of the McPherson Family Revocable Living Trust Agreement dated February 5, 1999 as recorded on the 8th day of February, 1999 in Book 11332, Page 302 and Warranty Deed from B. B. Doubleday, Jr. to Edward I. McPherson and wife, Viola M. McPherson as recorded on the 24th day of July, 1989 in Book 7895, Page 98, in the Register's Office of Davidson County, Tennessee.

This is improved property located at ~~4509~~ ***4507 Illinois Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2008.

Edward I. McPherson, Trustee
Edward I. McPherson, Trustee

Viola M. McPherson Trustee
Viola M. McPherson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward I. McPherson, Trustee and Viola M. McPherson, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2008.

Notary Public

My Commission Expires: 11/22/10

