THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***385,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 06/30/08 12:45 2 pgs
Fees:13.00 Taxes:1424.50
20080630-0067124

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 27 day of June 2008.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jerome A. McPherson 1118 Morrow Avenue Nashville, Tennessee 37204	SAME	MAP 117-16-0 PARCEL 179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Five Thousand and 00/100 Dollars ($***385,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Timothy R. Pereira and wife, Carissa H. Pereira (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jerome A. McPherson (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly part of Lot No. 35 and the westerly 15.0 feet of Lot No. 36 on the Map of S. F. and C. D. Morrow's Subdivision of Lots 38, 39 and part of Lot No. 37 of Nathan McNairy's Subdivision, of record in Book 332, page 86, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Morrow Street, at a point 224.6 feet east of the easterly margin of Granny White Pike, said point being the northeast corner of said street and an alley; thence, with the northerly margin of Morrow Street, eastwardly 120.0 feet to the southwest corner of the property conveyed to Ruby M. Hoke by deed from Rosseau G. Cullum and wife, of record in Book 1191, page 258, said Register's Office; thence with said Hoke's westerly line, northwardly 163.5 feet to the center of an alley; thence with the center of said alley, westwardly 59.5 feet to the easterly margin of the first mentioned alley; thence with same, southwardly 180 feet, more or less, to the beginning.

Being the same property conveyed to Timothy R. Pereira and spouse, Carissa H. Pereira by Quitclaim Deed dated June 29, 2007, from McArthur Court, LLC, a Tennessee limited liability company, by its Chief Manager and Secretary, of record in Instrument No. 20070702-0078859 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1118 Morrow Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Map of S.F. and C.D. Morrows Subdivision of Lots 38 and 39 and part of Lot No. 37 of Nathan McNairy's Subdivision of record in Book 332, Page 86, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27 day of June 2008.

Timothy R Pereira
Timothy R. Pereira

By: Corinne Barfield
Corinne Barfield
Attorney in Fact

Carissa H. Pereira
Carissa H. Pereira

By: Corinne Barfield
Corinne Barfield
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Corinne Barfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Timothy R. Pereira and Carissa H. Pereira and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Timothy R. Pereira and Carissa H. Pereira.

WITNESS my hand and official seal this 27 day of June, 2008.

Mitchell A. Watts
Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY