BILL GARRETT, Davidson County
Trans:T20100071045 DEEDWARR
Recvd: 11/09/10 09:26 4 pgs
Fees:23.00 Taxes:2355.42
20101109-0089782

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
John William McPherson PO Box 4005 Hopkinsville, KY 42241	Same	116-030-12200 and 116-030-12100

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $636,600.00.

Affiant

Sworn to and subscribed before me this 5th day of November 2010.

My commission expires: 11-7-2011

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Karl A. Sillay** and wife, **Elizabeth G. Sillay**, (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **John William McPherson,** a married man, (the "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Tract 1:
Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 99 on the Plan of Kenner-Manor Land Company's Second Subdivision of The Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 50 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Karl A. Sillay and wife, Elizabeth G. Sillay by deed from Joseph C. Dunagan, unmarried, of record in Instrument No. 20060526-0062436, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being the northerly half of Lot No. 100 on the Plan of Kenner- Manor Land Company's Second Subdivision of The Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 100 fronts 50 feet on the easterly side of Woodmont Avenue, and runs back between parallel lines 200 feet to the westerly line of Lot 67.

Being the same property conveyed to Elizabeth G. Sillay and spouse, Karl A. Sillay by deed from Linda A. Haynes Diguette (a.k.a. Linda A. Haynes) of record in Instrument No. 20060405-0039016, Register's Office for Davidson County, Tennessee.

This is improved property known as: 140 and 142 Woodmont Boulevard, Nashville, Davidson County, Tennessee, 37205.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantors covenants that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantors further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

5th **IN WITNESS WHEREOF**, the Grantors have hereunto set their hand on this day of November 2010.

GRANTORS:

KARL A. SILLAY

ELIZABETH G. SILLAY

STATE OF TENNEESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Karl A. Sillay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of October 2010.

My Commission Expires:
11-7-2011

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Elizabeth G. Sillay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of October 2010.

My Commission Expires:
11.7.2011

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2010, and subsequent years, a lien, now due and payable. Payment thereof expressly assumed by the Grantee
2. The Plan of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.
3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 3932, page 903, Register's Office for Davidson County, Tennessee. (Tract 1)
4. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 3932, page 899, Register's Office for Davidson County, Tennessee. (Tract 2)