Prepared By: Gail Rigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5623 PAGE 928

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Rick R. Murphy and	Metropolitan Mortgage Fund, Inc.	96-13
wife, Lilli Ann Murphy	(NAME)	
2708 Wellman Drive	500 Montgomery Street	#8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Alexandria, VA 22314	3DZ-18330
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

EDGAR F. HALL and wife, BESSIE E. HALL

have this day bargained and sold, and do hereby transfer and convey unto the said

RICK R. MURPHY and wife, LILLI ANN MURPHY

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Wellman Drive at the corner of Lots Nos. 11 and 12; thence with the line between said lots, northerly 169.2 feet to a point; thence westerly 66 feet to the north terminus in the east line of Heney Drive; thence with the east margin of said Drive, southwesterly 103.5 feet to the beginning of a curve; thence around said curve, southerly 40.8 feet to the northerly margin of Wellman Drive; thence with the margin of the same, southeasterly around a slight curve, 106.5 feet to the point of beginning.

Being the same property conveyed to Edgar F. Hall and wife, Bessie E. Hall by deed from Franklin Delano Farley and wife, Elsa R. Farley, of record in Book 3254, page 499, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,900.00

Subscribed and sworn to before me, this the 11th day of July, 19 80

Affiant

My commission expires: 2/23/81
(Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 2708 Wellman Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes; plan of record in Bk.2900, p.18; restrictions in Bk.2928, p.445

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, (their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 11th *day of* July, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edgar F. Hall
Edgar F. Hall

Bessie E. Hall
Bessie E. Hall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg *a Notary Public in and for said County and State,* Edgar F. Hall and wife, Bessie E. Hall

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 11th *day of* July, *19*80.

Commission expires 2/23/81 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

27332

WARRANTY DEED

FROM
Edgar F. Hall et ux

TO
Rick R. Murphy et ux

F 97368

IDENTIF. REFERENCE

JUL 14 9 37 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5623 PAGE 930

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51900.00- CO	
			134.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 141.44-	
			9294A07/14/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 7. 3. 6 8

T
IDENTIF. REFERENCE

Jul 14 9 37 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 767593