File #6425

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7423 PAGE 924

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL D. MURPHY (NAME)	CITICORP MORTGAGE, INC.	MAP 103-13
419 West Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	ATTN: TAX DEPT. (NAME) M.S. 309, P.O. Box 790009 (STREET ADDRESS)	PARCEL 57
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0009 (CITY) (STATE) (ZIP)	FBN 8DZ47760

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES G. LACKEY, III, Executor of the Estate of J.G. LACKEY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. MURPHY and wife, JENNIFER H. MURPHY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Hillwood Estates, Section Five, as of record in Plat Book 2133, page 55, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Ellen Lackey by deed from Jane D. Auerbach, an unmarrid woman, of record in Book 4171, page 591, said Register's Office. Mary Ellen Lackey having since died, and devised said property to J. G. Lackey, Jr. by Will of record in Will Book 146, page 133, Probate Court for Davidson County, Tennessee. J. G. Lackey, Jr. has subsequently died leaving a Will of record in Will Book 159, page 339, Probate Court for Davidson County, Tennessee.

This conveyance is made subjecty to all matters appearing on the Plan of record in Plat Book 2133, page 55, said Register's office.

unimproved ( )
This is improved (XX property, known as 419 West Hillwood Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of December, 19 87

JAMES G. LACKEY, III
Executor of the Estate of J. G. Lackey, Jr.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James G. Lackey, III, Executor of the Estate of J.G. Lackey, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of December, 1987.

Notary Public

My commission expires: 1/10/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 87

MY COMMISSION EXPIRES: 1/10/84 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES G. LACKEY, III, Executor of the Estate of J.G. Lackey, Jr.

TO MICHAEL D. MURPHY and wife JENNIFER H. MURPHY

89695

IDENTIFICATION REFERENCE

DEC 11 10 22 AM '87

DAVIDSON COUNTY, TN

RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7423 PAGE 926

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			165000.00- CANT.	
			462.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	468.50-
1031A12/11/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89695

IDENTIFICATION REFERENCE

DEC 11 10 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44029