BOOK 7626 PAGE 596

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
SOVRAN MORTGAGE CORPORATION
201 EAST CARY STREET
RICHMOND, VIRGINIA 23219

NAME OF MORTGAGEE:
SOVRAN MORTGAGE CORPORATION
201 EAST CARY STREET
RICHMOND, VIRGINIA 23219

ADDRESS NEW OWNERS:
PATRICK K. MURPHY
7213 WILLOW CREEK DRIVE
NASHVILLE, TENNESSEE 37221

MAP 142 , GROUP 11 , PARCEL 107
Field Book 7128 08/15 0101 03 [illegible] 28.90

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY EIGHT THOUSAND ($128,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, YVONNE C. BALLS, UNMARRIED, have this day bargained and sold and do hereby transfer and convey unto PATRICK K. MURPHY AND WIFE, NANCY B. MURPHY, their heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tennessee, to-wit:

Being Lot No. 47 on the Plan of Valley West, Section III, as of record in Book 3500, page 138, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 47 fronts 108.60 feet on the easterly margin of Willow Creek Drive and extends back between unparallel lines; the northerly line measuring 179.23 feet; the southerly line measuring 189.27 feet; to a rear line which measures 109.06 feet thereon.

Being the same property conveyed to John J. Balls and wife, Yvonne C. Balls by deed of Martin Construction Company, a Tennessee corporation, of record in Book 3935, page 936, Register's Office of Davidson County, Tennessee. John J. Balls is deceased and title is vested in Yvonne C. Balls as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Patrick K. Murphy and wife, Nancy B. Murphy, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Patrick K. Murphy and wife, Nancy B. Murphy, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1988 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantor paying her prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 142-11-107; Field Book No. 09D 24958.

2. Restrictive covenants contained in instrument of record in Book 3872, page 59, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Valley West, Section Three, of record in Book 3500, page 138, said Register's Office, including the following: (a) owner's certificate; (b) 40 ft. minimum building setback line from Willow Creek Drive; and (c) easement for public utilities and drainage lying along the rear portion of subject lot varying from 30 ft. to 40 ft. in width.

AND GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Patrick K. Murphy and wife, Nancy B. Murphy, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand on this the 15 day of August, 1988.

Yvonne C. Balls
YVONNE C. BALLS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yvonne C. Balls, unmarried, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 15 day of August, 1988.

(SEAL) NOTARY PUBLIC

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

Patrick K. Murphy

Sworn to and subscribed to before me, on this the 15 day of August, 1988.

(SEAL) NOTARY PUBLIC

Cynthia M. Beard

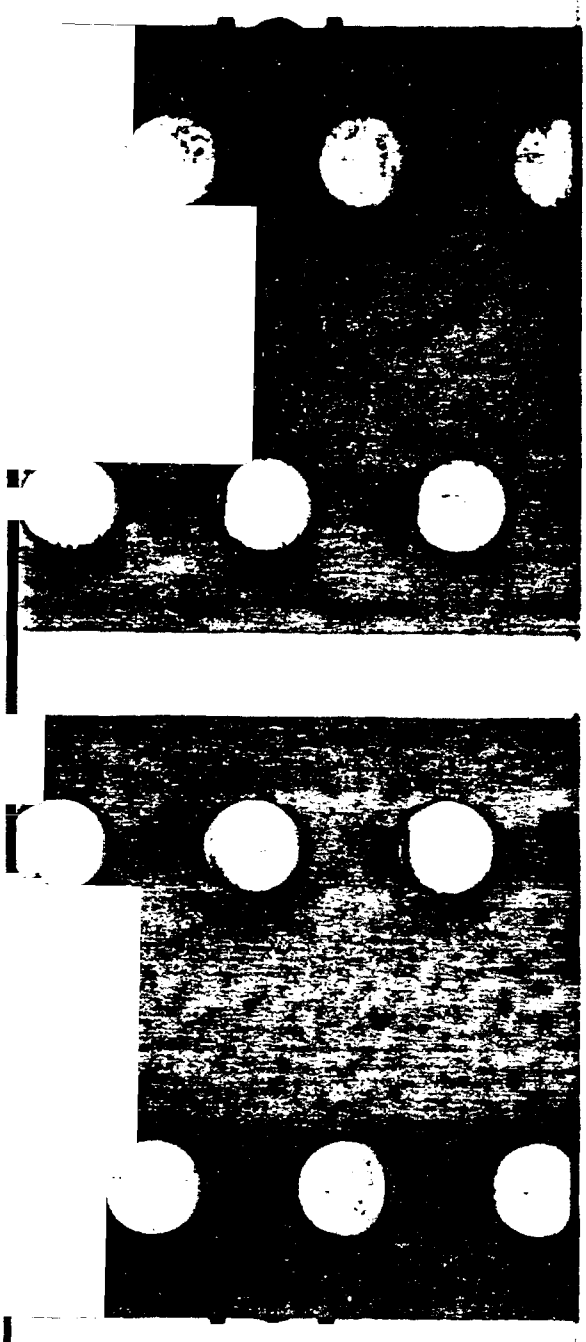
My Commission Expires:

Feb. 11, 1990

RUSH

Aug 15 12 25 PM '88

5 8 7 5 5



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7626 PAGE 598

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

CAMT
128000.00
CON TX 422.40
PRFEE 0.50
WDEED 6.00
TOTAL ~~428.90~~
CHECK ~~428.90~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/88 01 12:26 0001 7128

5875.

Aug 15 12 25 PM '88

No. 123682