STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: August 5, 1990
(AFFIX SEAL)

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Murphy, Jr. and wife, Sheila Murphy (NAME)	BancBoston Mortgage Corporation (NAME)	MAP 61-4-24
4911 Ruskin Avenue (ADDRESS)	P. O. Box 44090 (ADDRESS)	15DZ-26275
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Jacksonville, FL 32231 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Frank Agan and wife, Susan D. Agan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Murphy, Jr. and wife, Sheila Murphy

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

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey by John B. Kohl, III, Surveyor, dated May 24, 1984, as follows:

BEGINNING at a point in the westerly margin of Ruskin Avenue at the northwest corner of Lot No. 7 on the Plan of M.C. McGaughey's First Haysboro Subdivision of record in Book 843, Page 23, Register's Office for said County; thence with north line of Lot 7, North 79 deg. 05' West 227.1 feet passing the northwest corner of Lot No. 7 at 222.9 feet; thence North 26 deg. 30' East 121.7 feet to a point; thence South 79 deg. 5' East 131 feet to a point in the southwest margin of a 50-foot unnamed street; thence with the margin of same South 17 deg. 35' East 130 feet to a point; thence South 11 deg. 34' West 3.5 feet to a point in the original terminus of Ruskin Avenue at the northwest intersection of Ruskin Avenue; thence North 79 deg. 5' West 4.2 feet to the point of beginning.

Being the same property conveyed to Frank Agan and wife, Susan D. Agan by Warranty Deed from W. T. Clinard and wife, Jessie B. Clinard of record in Book 6909, Page 62 and subsequently conveyed by Quitclaim Deed from Susan D. Agan to Frank Agan which is recorded in Book 6988, Page 902, Register's Office for Davidson County, Tennessee.

** and including the assumption of a Deed of Trust to secure to Mortgage Trust Company an indebtedness in the original principal amount of $55,221.00, dated 6/24/86 and recorded in Book 6909, Page 65, Register's Office for Davidson County, Tennessee which the GRANTEES HEREIN ASSUME AND AGREE TO PAY.

SUSAN D. AGAN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN AND TO HEREIN DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 4911 Ruskin Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness xxxx our hand S this 25th day of April 19 90

Frank Agan

Frank Agan

Susan D. Agan

Susan D. Agan

BOOK 8103 PAGE 651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan D. Agan

the bargainor, _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained Witness my hand and official seal at Madison, Tennessee, this 25th day of April 19 90.

Commission expires 8-5-90

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank Agan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of April, 1990.

Commission expires: 8/5/90

Diane L. Gregory
Notary Public

IDENTIFICATION REFERENCE

MAY 7 9 43 AM '90

DAVIDSON COUNTY, TN

24334

WARRANTY DEED

FROM:

FRANK AGAN AND WIFE,
SUSAN D. AGAN

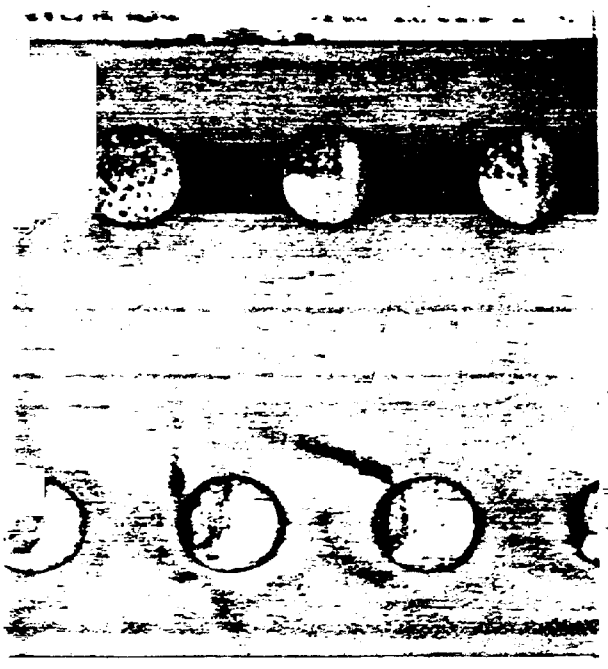
TO:

ROBERT L. MURPHY, JR.
AND WIFE, SHEILA MURPHY

Greater Nashville Title
& Closing Company
223 Madison St., S. 106
Madison, TN 37115

865-1470

7227 05/07 0101 03CHECK 211.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

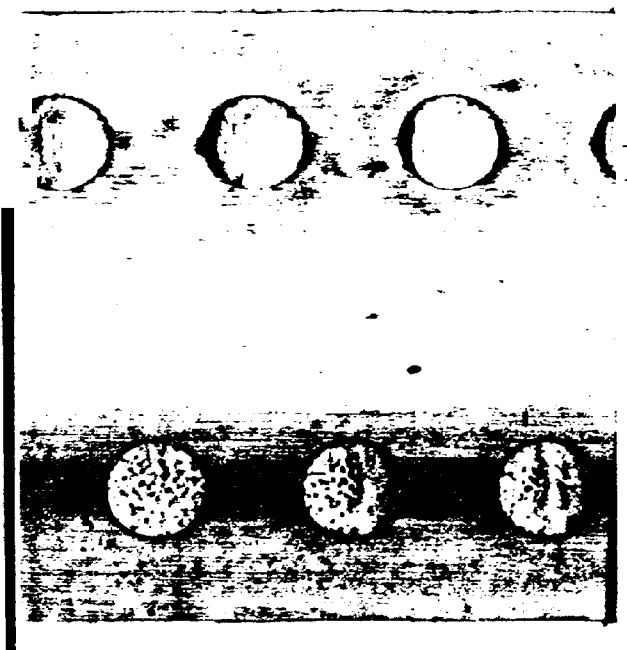
BOOK 8103 PAGE 652

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

CAMT 62000.00
CON TX 204.60
PRFEE 1.00
WDEED 6.00
TOTAL 211.60
CHECK 211.60

05/07/90 01 09:43 0001 9227



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24334

IDENTIFICATION REFERENCE

MAY 7 9 43 AM '90

DAVIDSON COUNTY, TN

No. 316705