# 9849 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8268 PAGE 208

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES W. MCMURRAY (NAME) | SEARS MORTGAGE CORPORATION (NAME) | Map 103-10 |
| 5718 Vine Ridge Drive (STREET ADDRESS OR ROUTE NUMBER) | 2500 Lake Cook Road (STREET ADDRESS) | Parcel 57 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP) | FB# 8DA-57850 |

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 A. O'HARA, III, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. MCMURRAY AND WIFE, LESIA W. MCMURRAY

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. 70B on the Plan of Section 4 Brookside Courts Addition No. 4, as of record in Plat Book 2083, page 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. O'Hara, III by deed from Thomas R. Vandever and wife, Louise C. Vandever of record in Book 6658, page 323, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 2083, page 59, said Register's Office.

Marla E. Romash, spouse of James A. O'Hara, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said James A. O'Hara, III.

2118 01/03 0101 03CHECK 331.72

FELIX E. [illegible]
DAVIDSON COUNTY TN.

JAN 3 9 25 AM '91

IDENTIF. REFERENCE

8 3 1 3 5

This is improved (XX) unimproved ( ) property, known as 5718 Vine Ridge 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 31st day of December, 19 90

James A. O'Hara, III by Marsha Mason Hunt

JAMES A. O'HARA, III by MARSHA MASON HUNT, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Marla E. Romash by Marsha Mason Hunt

MARLA E. ROMASH, by MARSHA MASON HUNT, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

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

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

Witness my hand at office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHA MASON HUNT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of JAMES A. O'HARA, III and wife, MARLA E. ROMASH, and is authorized by the said JAMES A. O'HARA, III and wife, MARLA E. ROMASH to execute this instrument on their behalf.

Witness my hand, at Office, this 31st day of December, 1990.

Notary Public

My Commission Expires:
3-11-91

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 90

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM** ~~JAMES A. O'HARA, III, married~~ and wife, MARLA E. ROMASH

**TO** ~~JAMES W. MCMURRAY AND WIFE,~~ LESIA W. MCMURRAY

PLEASE RETURN TO:
**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8268 PAGE 210

| | | |
|---|---|---|
| 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 98400.00
CON TX 324.72
PRFEE 1.00
WDEED 6.00
TOTAL 331.72
CHECK 331.72

01/03/91 01 09:24 0001 2118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83135

IDENTIF. REFERENCE

JAN 3 9 25 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 386031