Return To: Box 36

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PREPARED BY (~~AND RETURN TO~~):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30786)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 215,000.00

Affiant

Sworn and subscribed before me this
7th day of June, 1991.

Notary Public

My Comm. Expires: 3-26-94

ADDRESS NEW OWNER:
Richard A. Murphy
4104 Legend Hall
Nashville, TN 37215

MORTGAGEE:
Chemical Bank NA c/o Chemical
Financial Services Corp
P. O. Box 676
Madison, TN 37115

MAP-PARCEL NUMBERS
7DA-70699, 131-1-A-161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Francis J.McGrath and spouse, Ann M. McGrath,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard A. Murphy and spouse, Mary Jo Murphy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit 4104 on the Plan of Resubdivision of Legend Hall of record in Plat Book 5200, page 275, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Legend Hall, a horizontal property regime established by Master Deed of record in Book 4934, page 15, amended in Book 7850, page 126, said Register's Office.

BEING the same property conveyed to Francis J. McGrath and wife, Ann M. McGrath by deed from Herbert & Company, a Tennessee corporation of record in Book 7939, page 919, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4934, page 15, Book 4934, page 21, Book 5627, page 846, Book 5903, page 27, Book 7117, page 22 and Book 8155, page 382, all in the Register's Office for said County.

This instrument is executed on behalf of Francis J. McGrath and Ann M. McGrath by Lee J. Loving as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

21063

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2488 06/10 0101 03CHECK 716.50

This is improved property, known as: 4104 Legend Hall, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of June, 1991.

Francis J. McGrath
Francis J. McGrath
By: Lee J. Loving, Attorney in Fact

Ann M. McGrath
Ann M. McGrath
By: Lee J. Loving, Attorney in Fact

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 **Lee J. Loving**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Francis J. McGrath and Ann M. McGrath**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of June, 1991.

CHRISTY W. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Oct 2, 1991

EXHIBIT "A"
To
WARRANTY DEED

FROM: Francis J.McGrath and Ann M. McGrath

TO: Richard A. Murphy and Mary Jo C. Murphy

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Lee J. Loving

Lee J. Loving, Affiant

Sworn to and subscribed before me this

7th day of June, 1991.

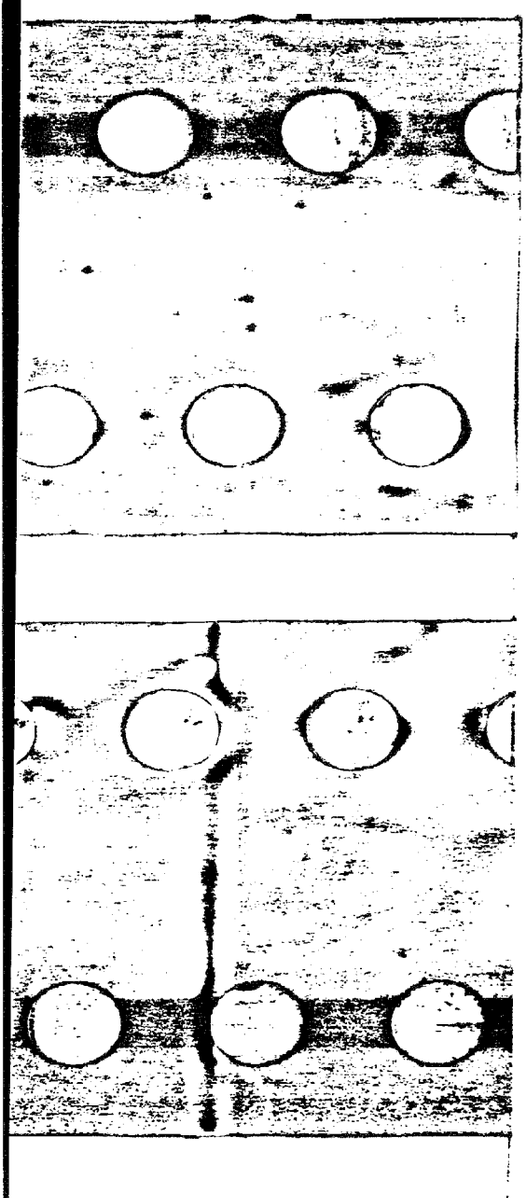
Notary Public

CHRISTY W. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 2, 1991

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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 215000.00
CON TX 709.50
PRFEE 1.00
WDEED 6.00
TOTAL 716.50
CHECK 716.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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JUN 10 3 34 PM '91

No. 429547