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FILE BOX 61

~~PREPARED BY~~ & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 13
NASHVILLE, TN 37215

WARRANTY DEED

FROM: William C. Demetree and Lee Chira, Grantors

TO: Brian Richard Murphy and wife, Alice Marion Murphy, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Brian Richard Murphy and wife, Alice Marion Murphy ~~7124 Forrest Oaks Drive~~ ~~Nashville, Tn 37221~~	Leader Federal Bank for Savings PO BOX 1860 Memphis, Tn 38101-1860	155-8C-128

4440 12/22 0101 03CHECK 543.58

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty-Three Thousand Four Hundred Fifty Dollars ($143,450.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of December, 1992.

Notary Public

My Commission Expires: 11-27-93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, William C. Demetree and Lee Chira, Grantors, have bargained and sold, and by these presents does transfer and convey unto the said Brian Richard Murphy and wife, Alice Marion Murphy, Grantees, their heirs, successors 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. 128 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Grantors from Lee Chira, Trustee by deed of record in Book 8701, page 933, Register's Office for Davidson County, Tennessee.

33073.1 12/18/92

Grantors herein also convey the water tap and sewer tap for said lot.

This is improved property known as _____ Forest Oak Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, Book 7270, page 548, and Book 7964, page 33, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 18th day of December, 1992.

William C. Demetree, by Linda J. Knudsen Atty. in Fact
WILLIAM C. DEMETREE

Lee Chira, by Linda J. Knudsen, Atty. in Fact
LEE CHIRA

33073.1 12/18/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, LINDA J. KNUDSEN, Attorney-in-fact for WILLIAM C. DEMETREE, 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 as the free act and deed of William C. Demetree.

Witness my hand, at Office this 18 day of Dec, 1992.

Notary Public

My Commission Expires: 11-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public of said County and State, LINDA J. KNUDSEN, Attorney-in-fact for LEE CHIRA, 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 as the free act and deed of Lee Chira.

Witness my hand, at Office this 18 day of Dec, 1992.

Notary Public

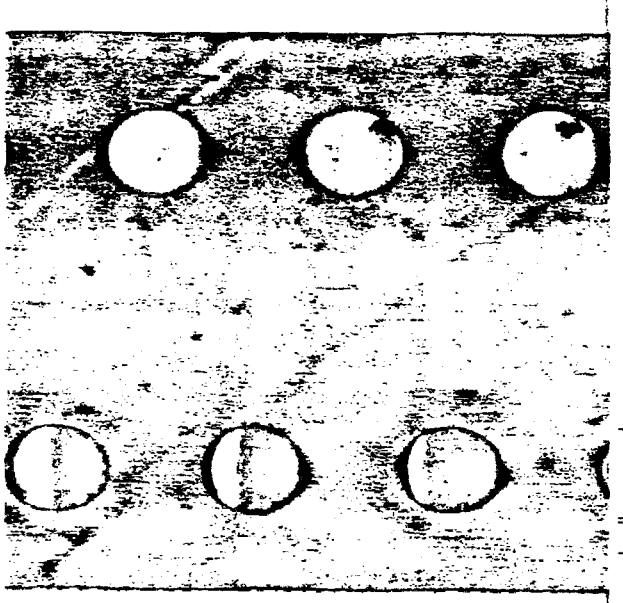
My Commission Expires: 11-27-93

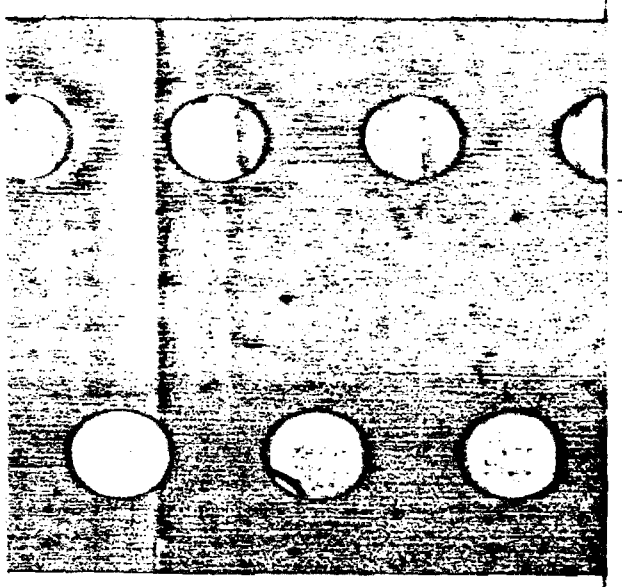
7.6 1:4 1.

IDENTIFICATION

DEC 22 12 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 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 143450.00
CON TX 530.58
PRFEE 1.00
WDEED 12.00
TOTAL 543.58
CHECK 543.58

12/22/92 01 12:07 0001 4440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 1.4 1.

IDENTIFIED/REFERENCED

Dec 22 12 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603594