File 12686
File Box 38
First Title & Escrow

12686

WARRANTY DEED

BOOK 9425 PAGE 940

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN A. MURFEE, III	NEW OWNER	Map 159-1
(NAME)	(NAME)	
1957 Edenbridge Way		Parcel 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B. FH25853
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MICHAEL R. MARTIN AND WIFE, ELIZABETH DIBRELL SMITH MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. MURFEE, III AND WIFE, ALISON R. MURFEE

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. 13 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167 thru 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael R. Martin and wife, Elizabeth Dibrell Smith Martin by deed from Hound's Run, a Tennessee general partnership of record in Book 7856, page 242, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7079, page 995 affadavit of record in Book 7238, page 736; (3) Easements of record in Book 7430, page 183 and in Book 7474, page 695; (4) Charter of record in Book 7253, page 992; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 167 thru 171, said Register's Office.

77444

IDENTIF. & REFERENCE

94 AUG -2 PM 2:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 1957 Edenbridge Way, Nashville, Tennessee 37215

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 29th day of July, 19 94

Michael R. Martin
MICHAEL R. MARTIN

Elizabeth Dibrell Smith Martin
ELIZABETH DIBRELL SMITH MARTIN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9425 PAGE 941

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. MARTIN AND WIFE, ELIZABETH DIBRELL SMITH MARTIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of July, 19 94.

My commission expires March 25, 1995 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 94.

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MICHAEL R. MARTIN AND WIFE,
ELIZABETH DIBRELL SMITH MARTIN

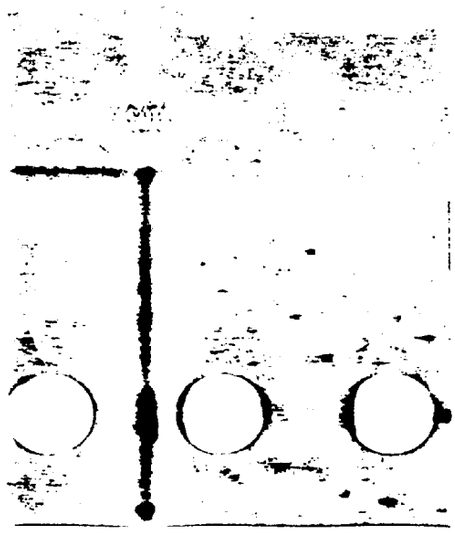
TO

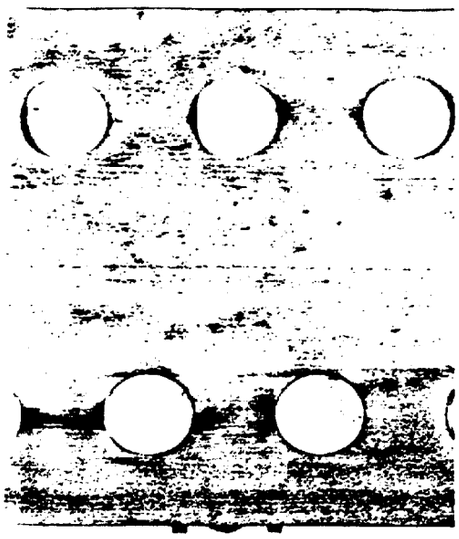
JOHN A. MURFEE, III AND WIFE,
ALISON R. MURFEE

3765 08/02 0101 CHECK 2025.50

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 9425 PAGE 942

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
				545000.00
				CON TX 2016.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2025.50
				CHECK 2025.50
			08/02/94	01 14:36 0001 3765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 AUG -2 PM 2:3[illegible]
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

77444
IDENTIF. & REFERENCE

No. 820288