BOOK 9600PG412

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36062
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ann Murphy 103 Longwood Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-09-B-027 07DA 70609

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 **Carol Ann McSwiney, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ann Murphy, a single person,** 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 Lot No. 27 on the Plan of Longwood of record in Book 5200, page 86, Register's Office for said County, and as revised with respect to floor access and lot coverages in Book 5419, page 183, said Register's Office.

SAID Lot No. 27 fronts 50.00 feet on the westerly margin of Longwood Place and extends back between parallel lines 80.50 feet to a line in the rear measuring 50.00 feet along the easterly margin of Longwood Court.

BEING the same property conveyed to Carol Ann McSwiney, an unmarried person, by deed from Kate W. Woolley, a single person, of record in Book 8847, page 357, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to an easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5287, page 712, said Register's Office and to the restrictive covenants of record in Book 5344 Page 353 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 103 Longwood Place, 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 21st day of February, 1995.

Carol Ann McSwiney

Carol Ann McSwiney

State of Tennessee
County of Davidson

On this 21st day of February, 1995, before me the undersigned authority, personally appeared **Carol Ann McSwiney**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing ~~instrument~~, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Mary Ann Murphy
Affiant

Sworn and subscribed before me on the 21st day of February, 1995.

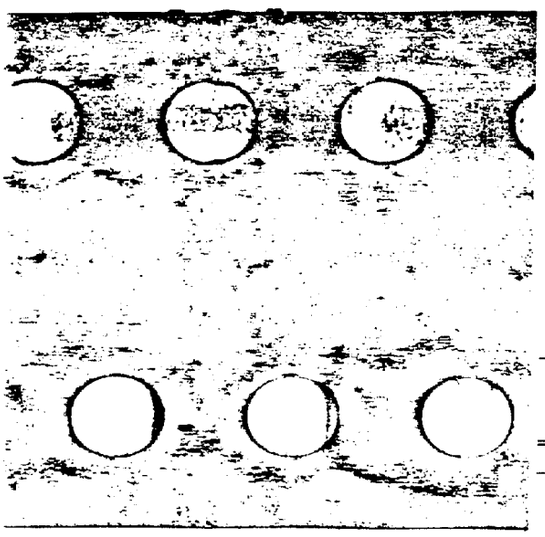
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

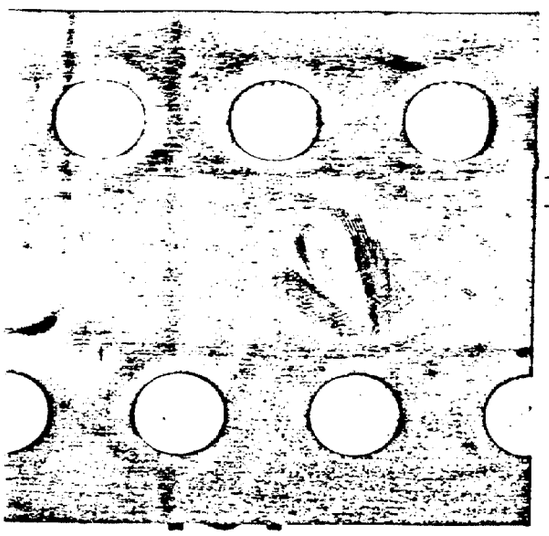
My Commission Expires: _____ Notary Public

36068
IDENTIFICATION REFERENCE

95 FEB 22 AM 10: 11
DAVIDSON COUNTY, TN.

3787 02/22 0101 03CHECK 619.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9600 PG 414

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

02/22/95 01 10:10 0001 3787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36068
IDENTIF. & REFERENCE

95 FEB 22 AM 10: 1

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 883480