BK/ 9943 PG 981

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 91,000.00

Affiant

Sworn to and subscribed before me this 9 day of Dec, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

DAVIDSON COUNTY, TN. FEB -9 PM 12:54

PICK-UP

IDENTIFICATION REFERENCE 0149178

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Grady N. Murphy, et ux	Same	Map 64-12-A
134 Saddle Tree Dr		Par. 134
Hermitage, Tn 37076		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary Bedford Gentry and Phillip Wayne Gentry, individually, and as the devisees under the unprobated Will of Margaret Elizabeth Gentry, deceased, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Grady N. Murphy and wife, Darlene R. Murphy, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain building identified as property map no. 134 as shown on the Plan of Fox Run Section One (A Condominium), of record in Book 4860, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Elizabeth Gentry, Gary Bedford Gentry, and Phillip Wayne Gentry, by deed from Charles W. Smith, of record in BOok 7135, page 940, Register's Office for Davidson County, Tennessee, the said Margaret Elizabeth Gentry having since died, leaving an unprobated Will, the said Gary Bedford Gentry and Phillip Wayne Gentry being the devisees under said Will, and the only heirs-at-law of Margaret Elizabeth Gentry, deceased.

This conveyance is made subject to the following: (1) The plan of record in Book 4860, page 52, said Register's Office, shows an owner's certificate, and certain easements; (2) Terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed establishing a horizontal property regime of Fox Run, Section I, of record in Book 4956, page 582, said Register's Office and the By-laws of the Fox Run Condominium Association of record in Book 4956, page 590, said Register's Office; amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, and Book 5896, page 1; (3) A portion of the premises has been platted of record in Plat Book 4860, page 52, said Register's Office, showing Fox Run Condominiums, Section I, and that portion of the premises is subject to all matters shown on said plat.

This is improved property known as 134 Saddle Tree Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

WITNESS our hands this 9 day of February, 1996.

Gary Bedford Gentry

Phillip Wayne Gentry

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, Gary Bedford Gentry, individually, and as a devisee under the unprobated Will of Margaret Elizabeth Gentry, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

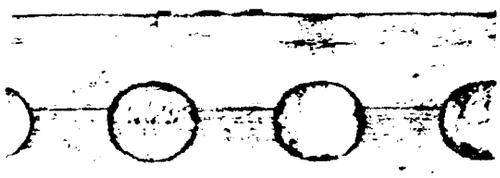
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Phillip Wayne Gentry, individually, and as a devisee under the unprobated Will of Margaret Elizabeth Gentry, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

5692 03/ 0101 03CHECK 345.70



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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 983

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	91000.00
CON TX	336.70
PRFEE	1.00
AGREED	8.00
TOTAL	345.70
CHECK	345.70

02/09/96 01 12:58 0001 6692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149178
IDENTIF. ↑ REFERENCE

96 FEB -9 PM 12:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004903