THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10215 PG 705

OUR FILE NUMBER: R-5636

MAP/GROUP/PARCEL
083-07-0/308.00

NEW OWNER'S NAME AND ADDRESS:
Ronald E. Murphy, Sr.
2304 Eastland Avenue
Nashville, Tennessee

SEND TAX BILLS TO:
GMAC Mortgage Corporation of PA
100 WITMER ROAD
P.O. BOX 963
HORSHAM, PA 19044-0963

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Dee Patton, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Ronald E. Murphy, Sr., unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Map of Eastland Acres, Section I, as of record in Book 2133, Page 103, Register's Office for said County.
>
> SAID Lot No. 3 fronts 85 feet on the southerly side of Eastland Avenue and runs back 170 feet on the west line and 170.5 feet on the east line to a dead line, measuring 85 feet thereon.
>
> BEING the same property conveyed to grantor herein by deed of record in Book 9900, Page 144, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Dee Patton

Dee Patton

0232934
IDENTIF. & REFERENCE

96 OCT -4 AM 9:55
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

SEQ 10/04 1101 03CHECK 269.00

BOOK 10215 PG 706

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dee Patton, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 23rd day of September, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

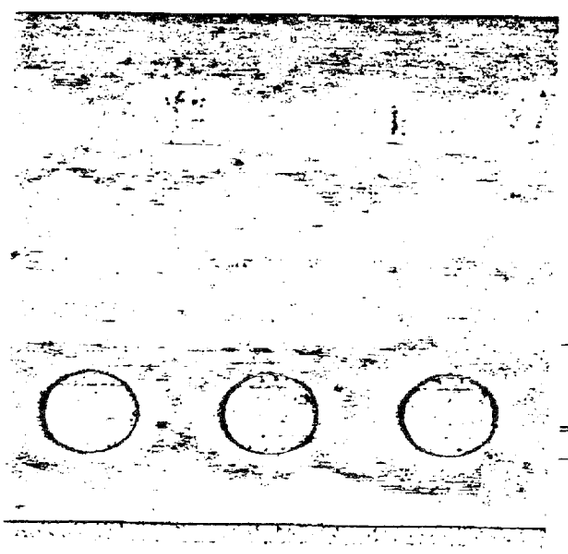
The actual consideration or value whichever is greater for this transfer is $70,000.00.

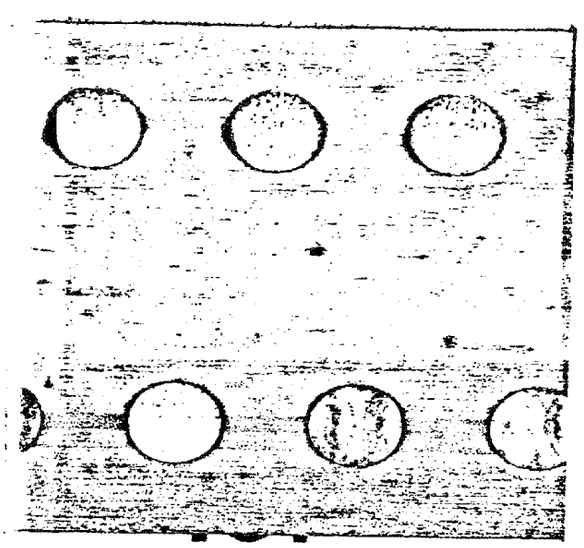
AFFIANT

Sworn to and subscribed before me, this the 23rd day of September, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 10215 PG 707

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
				CAM: 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			10/04/96 01	09:58 0001 6637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232934
IDENTIF. # REFERENCE

96 OCT -4 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073710

No. [redacted]