OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10293 PG 301

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Danny Murphy
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF December 1996.

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 5/31/98

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Danny R. Murphy (NAME)	SAME (NAME)	W25-735
5009 Nevada Avenue (ADDRESS)	(ADDRESS)	Map 91-15
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Par. 231

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Pearl W. Wentz

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Danny R. Murphy

hereinafter called the GRANTEES, their 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 part of Block 17 on the Realty Savings Bank & Trust Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Nevada, formerly 3rd Avenue, at the northeast corner of the property conveyed to J. B. Adkins and wife by deed of record in Book 317, page 46, said Register's Office, being 70 feet easterly from the easterly margin of 51st Avenue North, formerly 10th Street; thence with the southerly margin of Nevada Avenue, easterly 50 feet; thence at right angles southerly 150 feet to the northerly margin of an alley; thence with said alley, westerly 50 feet to said Atkins' southeast corner; thence with his easterly line, northerly 150 feet to the point of beginning.

Being the same property conveyed to Robert W. Wentz and wife, Pearl W. Wentz by deed from James L. Rowan and wife, Elizabeth Brien Rowan of record in Book 3953, page 823, said Register's Office, the said Robert W. Wentz having since died.

unimproved ( )
This is improved (X) property, known as 5009 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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 and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 _____ day of December, 1996.

James Wentz,
Attorney in Fact
for Pearl W. Wentz

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 10293 PG 302

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named June Wentz, Attorney in Fact for Pearl W. Wentz, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of December, 1996.

My Commission expires:
9-18-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

6638 12/17 0101 03CHECK 83.00

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

96 DEC 17 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0256665

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

PICK-UP

STATE OF TENNESSEE }
County of }

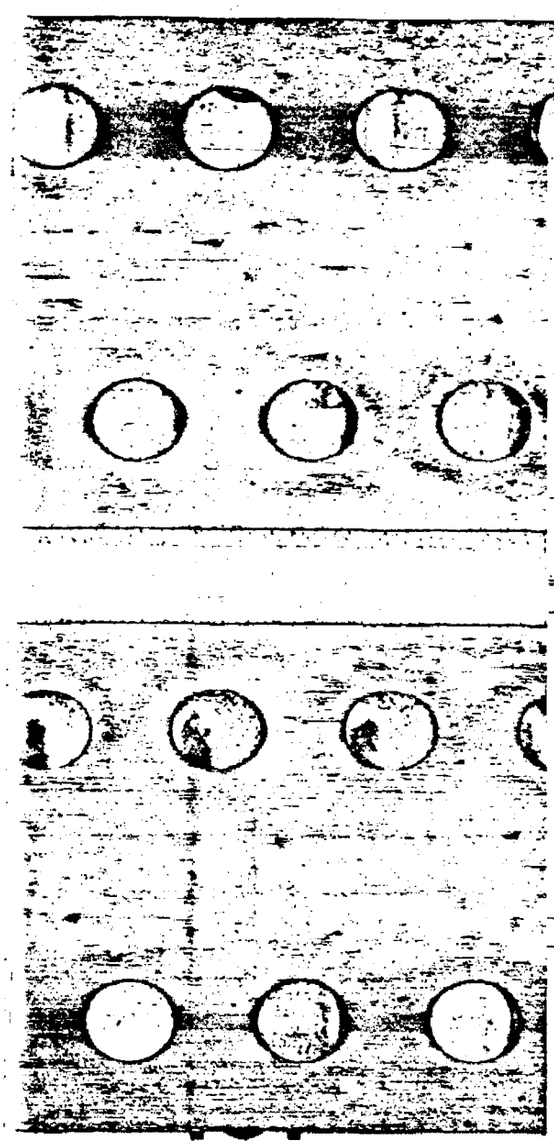
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 303

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

12/17/96 01 14:33 0001 6638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256665
IDENTIF. # REFERENCE

96 DEC 17 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099242