BOOK 10363 PG 494

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of February 1997, by and between TINA B. HUGHES, UNMARRIED, Grantor, and MARK A. MURPHY, _____, Grantee.

WITNESSETH: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, TINA B. HUGHES, UNMARRIED, herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said MARK A. MURPHY _____, _____, herein referred to as Grantee, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is _____improved property known as 462 OAKLEY DRIVE, NASHVILLE, TN 37220.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds, themselves his/her heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Tina B. Hughes
TINA B. HUGHES
Signature of Seller

MAIL ENV.

97 FEB 28 AM 10:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02773971

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INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **TINA B. HUGHES, UNMARRIED** , ~~and wife, Michelle L. Kish,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February 1997.

Notary Public

My Commission Expires: 9/27/97

Name and Address of Property Owner:

MARK A. MURPHY
462 OAKLEY DRIVE
NASHVILLE, TN 37220

Property Address:

462 OAKLEY DRIVE
NASHVILLE, TN 37220

Person Responsible for Taxes:

same

Parcel #: MAP 160-04-0. PARCEL 009

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ 145,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27 day of Feb., 1997.

Notary Public

My Commission Expires: 3/11/98

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

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Being Lot No. 158 on the Plan of Brentwood Hall, Section VI, of record in Book 2331, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Tina B. Hughes by Quitclaim Deed from Earl W. Hughes, Jr., of record in Book 10256, page 656, Register's Office for DAVIDSON County, Tennessee.

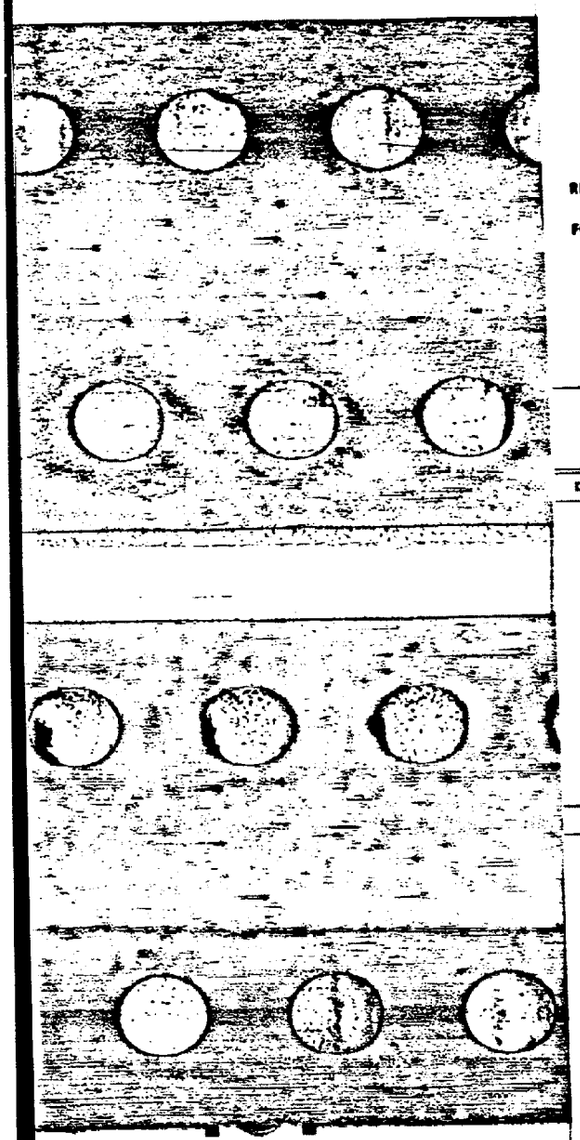
EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 160-04-0. PARCEL 009).

2. All matters set forth on the Plan of record in Book 2331, page 20, Register's Office for Davidson County, Tennessee, which plan shows a 50-foot minimum building setback line from Oakley Drive and a 10-foot public utility and drainage easement along the northern line of said lot.

3. ~~Restrictive Covenants recorded in Deed Book 2198, Page 3, and and of record in Book 2393, page 329, Register's Office for DAVIDSON County, Tennessee.~~ lca.

1011 02/28 0101 03CHECK 549-50



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

RECEIVED OF _____

FOR _____

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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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	549.50
			CHECK	549.50
02/28/97	01		10:39 0001	1011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277337
IDENTIF. ↑ REFERENCE

97 FEB 28 AM 10: 36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121921