THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

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| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Michael T. Hill<br>6217 Vosswood Drive<br>Nashville, Tennessee 37205 | New Owner | Map No. 104-06<br>Parcel No. 97 |

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# WARRANTY DEED

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For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES D. MURPHY, JR. and MARTHA E. MURPHY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL T. HILL, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 83 on the plan of Bransford Realty Company's West End Heights, as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 83 fronts 60 feet on the southwesterly side of Acklen Avenue, formerly Love Circle, and runs back 198.5 feet on the southeasterly line and 189.5 feet on the northwesterly line to an alley, measuring 60 feet thereon.
>
> Being the same property conveyed to James D. Murphy, Jr. and wife, Martha E. Murphy by deed from R. P. Hill and wife, Clara E. Hill, of record in Book 1878, page 579, said Register's Office.

This is improved property commonly known as 3311 Acklen Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her his and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 8th day of April, 1997.

GRANTORS:

James D. Murphy, Jr.
JAMES D. MURPHY, JR.

Martha E. Murphy
MARTHA E. MURPHY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Murphy, Jr. and Martha E. Murphy, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 11-23-97

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $109,900

PICK-UP

Affiant

Subscribed and sworn to before me this 8th day of April, 1997.

Notary Public

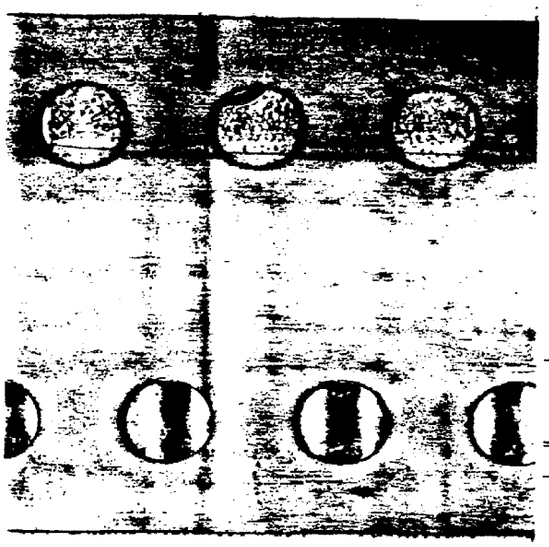
My Commission Expires: 11-23-97

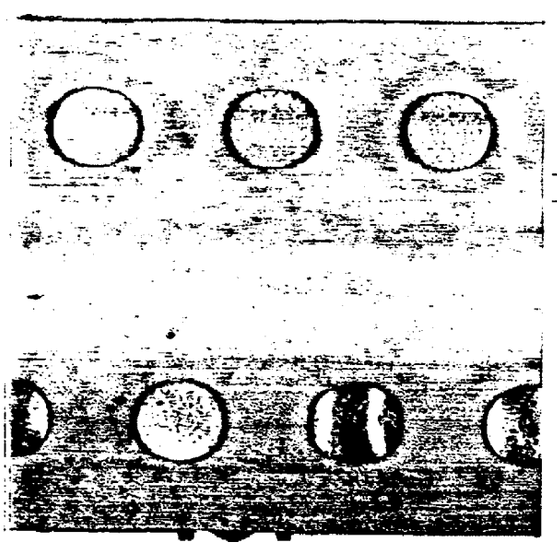
97 APR 10 PM 12:51
DAVIDSON COUNTY, TN.

0293150

IDENTIFICATION REFERENCE

8020 04/10 0101 02CHECK 415.63





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

RECEIVED OF _____

FOR _____

BOOK 10413 PG 15

| | | |
|---|---|---|
| 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 109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
TOTAL 415.63
CHECK 415.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/10/97 01 12:37 0001 B020

0293150
IDENTIF. & REFERENCE

97 APR 10 PM 12:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.**1138237