BOOK 10428 PG 369

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard A. Murray, Jr., et ux 736 Caldwell Drive Goodlettsville, TN 37072	Same as New Owner	Map 24 Parcel 224

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD A. MURRAY, SR. and wife, GENEVIEVE N. MURRAY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD A. MURRAY, JR. and wife, ANGELA W. MURRAY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tract Two of a parcel of land situated in the 10th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron rod in the westerly margin of Brick Church Pike marking a common corner with Tract 3 of the Richard A. Murray Property and also marking the northeast corner of the herein described tract; said point being South 37 deg. 35 min. 49 sec. West, 100.00 feet from a concrete monument, a corner to the property conveyed to Georgia Boyce by deed of record in Book 1308, page 463, said Register's Office; thence from said beginning point South 37 deg. 35 min. 49 sec. West, 164.94 feet to an iron rod marking the northeast corner of Tract 1 and the southeast corner of the herein described tract; thence, leaving said margin, North 86 deg. 19 min. 00 sec. West 92.74 feet to an iron rod; thence South 66 deg. 02 min. 16 sec. West, 126.19 feet to an iron rod; thence North 71 deg. 50 min. 12 sec. West 91.25 feet to an iron rod; thence North 58 deg. 30 min. 00 sec. West, 612.63 feet to an iron rod; thence North 62 deg. 22 min. 40 sec. West 584.84 feet to an iron rod marking the northwest corner of Tract 1 and the southwest corner of the herein described tract, also marking a point on the East line of the Michael P. Hosey Property as of record in Deed Book 6602, page 562, RODCT; thence, North 03 deg. 09 min. 45 sec. East 535.46 feet to an iron rod in the East line of the Milton J. Woodard Property as of record in Deed Book 3221, page 91, RODCT, also marking the Northwest corner of the herein described tract; thence South 58 deg. 30 min. 00 sec. East 837.65 feet to an iron rod marking the Northwest corner of Tract 3; thence South 31 deg. 30 min. 00 sec. West 256.72 feet to an iron rod; thence, South 58 deg. 30 min. 00 sec. East, 790.65 feet to an iron rod; thence North 58 deg. 59 min. 38 sec. East, 177.31 feet to the point of beginning, containing 10.57 acres, more or less.

BEING the same property conveyed to Richard A. Murray, Sr. and wife, Genevieve N. Murray, of record in Book 9595, page 713, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated March 22, 1994, by R. L. Montoya-Land Surveying, Inc., No. 697 [Job No. 94-1-14(20)].

The current mailing address for said property is 4798 Brick Church Pike, Goodlettsville, Tennessee 37072.

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.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except for real property taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs 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.

WITNESS our hands on this the 22nd day of April, 1997.

"GRANTORS"

RICHARD A. MURRAY, SR.

GENEVIEVE N. MURRAY

"GRANTEES"

RICHARD A. MURRAY, JR.

ANGELA W. MURRAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD A. MURRAY, SR. and wife, GENEVIEVE N. MURRAY, and RICHARD A. MURRAY, JR. and wife, ANGELA W. MURRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of April, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of April, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

2540 04/23 0101 CHECK 24.50

97 APR 23 PM 2:35

02971197



OFFICIAL RECEIPT

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

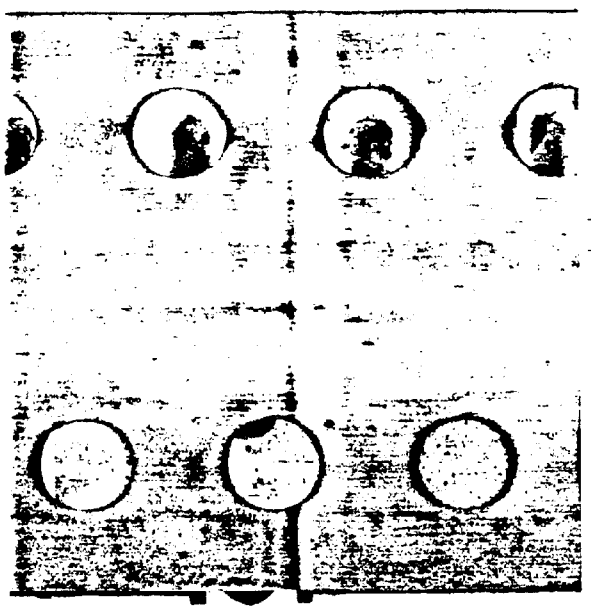
RECEIVED OF _____

FOR _____

BOOK 10426 PG 371

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

04/23/97 01 14:33 0001 2540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297197
IDENTIFICATION REFERENCE

97 APR 23 PM 2:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1142668