BOOK 10590 PG 360

BOX #19B

G#97-8-83K

# WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,900.00

Melissa K Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| MELISSA K. BROADWAY (NAME) | CHURCHILL MORTGAGE CORPORATION (NAME) | MAP 162-01-0-F |
| 423 Claircrest Drive (ADDRESS) | 761 Old Hickory Blvd, Suite 301 (ADDRESS) | PARCEL 044co |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | FB #05DU-77879 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KIMBERLY RENAY TOWNS MURDOCK AND HUSBAND, TED LEE MURDOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELISSA K. BROADWAY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Clairmont, Phase 6, a Planned Unit Development, as of record in Book 7900, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kimberly Renay Towns, unmarried, by Deed from MCR Development Corp., a Tennessee Corporation, of record in Book 8924, Page 532, Register's Office for Davidson County, Tennessee. The said Kimberly Renay Towns having since married and now being Kimberly Renay Towns Murdock.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Clairmont, of record in Book 6988, Page 542, and as made applicable to Phase 6, in Book 8027, Page 264, and as amended in supplement and amendment in Book 8784, Page 328, all of record in said Register's Office; By-Laws of Clairmont Homeowners' Association, Inc., of record in Book 6988, Page 552, and as amended in supplement and amendment in Book 8108, Page 993, and in Book 8251, Page 180, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TED Lee Murdock, spouse of the above named Kimberly Renay Towns Murdock, joins

CONTINUED

This is improved (X) unimproved ( ) property, known as 423 Claircrest Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 hand s this 29th day of August 1997

Kimberly Renay Towns Murdock
KIMBERLY RENAY TOWNS MURDOCK

Ted Lee Murdock
TED LEE MURDOCK

DCTN01WC

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KIMBERLY RENAY TOWNS MURDOCK AND HUSBAND, TED LEE MURDOCK

the bargainor s 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 and official seal at Brentwood, Tennessee, this 29th day of August 19 97.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

PETER WEISS NOTARY PUBLIC AT LARGE

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

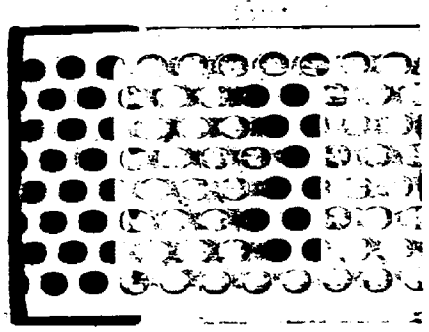
034361 5
IDENTIFICATION REFERENCE

97 SEP -2 PM 2:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3395 09/02 0101 03CHECK 337.93



DCTN01WC



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

RECEIVED OF _____

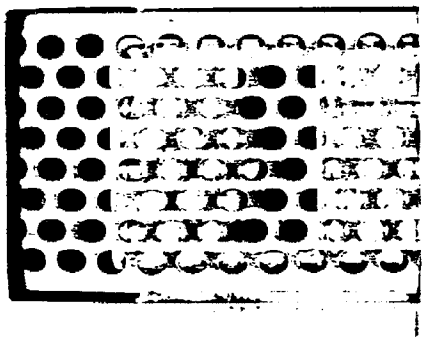
FOR _____

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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 88900.00 |
| | | | | CON TX 328.93 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 337.93 |
| | | | | CHECK 337.93 |
| 09/02/97 | 01 | | 14:38 0001 3395 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



03436 15
IDENTIFICATION REFERENCE

97 SEP -2 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1192281