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THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10611 PG 708

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 97
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tricia Neuhaus Bullard (NAME)	Tricia Neuhaus Trust 12/76 c/o (NAME)	MAP 91-15
5009 Nevada Avenue (ADDRESS)	P. O. Box 5555 (ADDRESS)	PAR 231
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	McAllen, TX 78502 (CITY) (STATE) (ZIP)	

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, Danny R. Murphy, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tricia Neuhaus Bullard and husband, Clinton Allan Bullard

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 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 Davidson County, Tennessee, and described as follows:

Beginning at the southerly margin of Nevada Avenue, 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 from 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 Adkins' southeast corner, thence with Adkins' easterly line, northerly 150 feet to the point of beginning.

Being the same property conveyed to Danny R. Murphy by deed of record in Book 10293, page 301, Register's Office for Davidson County, Tennessee.

97 SEP 17 PM 12:39
FELIX D. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
03493554

unimproved ( )
This is improved (X) property, known as 5009 Nevada Avenue, Nashville, Tennessee 37209
(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 my hand this 16th day of September, 19 97

Danny R Murphy
Danny R. Murphy

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BOOK 10611 PG 709

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 Danny R. Murphy, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 19 97.

Commission expires 5-7-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

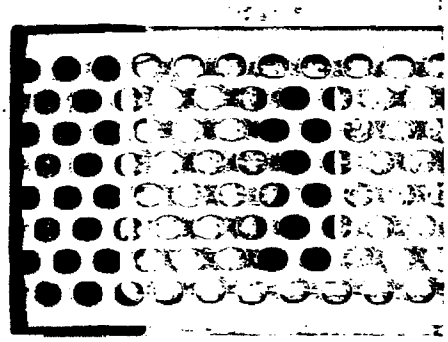
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

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

My commission expires _____

Notary Public

9503 09/17 0101 03CHECK 656.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10611 PG 710

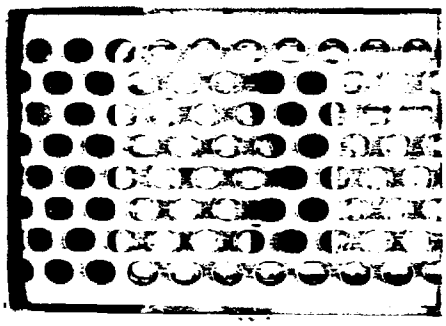
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAHT
175000.00
CON TX 647.50
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
~~TOTAL 656.50~~
~~CRED: 656.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/17/97 01 12:39 0001 9503



0349354
IDENTIF. # REFERENCE

97 SEP 17 PM 12:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1198922