BOOK 10620 PG 608

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Timothy V. Murphey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 1997

Notary Public W. K. Georgas

MY COMMISSION EXPIRES October 7, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy V. Murphey	Franklin American Mortgage	4D44423
(NAME)	(NAME)	
1206 Birdsall Street	214 Overlood Court	53-3-62
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Leslie Joe Murphy, II and wife, Mary L. Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy V. Murphey and wife, Stacey E. Murphey

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 Number 63 on the Plan of Village Of Old Hickory, Section "B" of record in Plat Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Joe Murphy, II and wife, Mary L. Murphy by Deed of record in Book 9549, Page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Reference is hereby made to the Power of Attorney of Leslie Joe Murphy, II, being recorded simultaneously herewith.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

2426 09/25 0101 03CHECK 316.40

This is unimproved / improved XX property, known as 1206 Birdsall Street (House Number) (Street) Old Hickory, TN 37138 (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 24th day of September , 1997

Leslie Joe Murphy, II

STATE OF TENNESSEE
County of Davidson
Personally appeared before me,
Mary L. Murphy
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September , 19 97

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of Davidson
Personally appeared before me, Mary L. Murphy in her capacity as Attorney in Fact for her husband, Leslie Joe Murphy, II
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of September 19 97

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

BOOK 10620 PG 610

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Leslie Joe Murphy, II

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 24th day of September , 19 97 .

Mary L. Murphy

SWORN to and subscribed before me, this the 24th day of September , 19 97 .

Notary Public W. K. Georgas, Jr.

My Commission Expires: 10/07/98

GEORGAS, JR., W. K. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

97 SEP 25 AM 8:14

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01352067

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

RECEIVED OF _____

FOR _____

BOOK 10620 PG 611

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 12.00
TOTAL 316.40
CHECK 316.40

09/25/97 01 08:17 0001 2426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0352067
IDENTIFICATION REFERENCE

97 SEP 25 AM 8:14

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1201811