Book 504

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE Book 10754 Page 639
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF December 19 97 Notary Public MY COMMISSION EXPIRES: 4, 2000 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Murphy (NAME)	Mortgage South Corporation (NAME)	104-12-252
1928 18th Avenue South (ADDRESS)	104 Woodmont Blvd., #402 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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, Kenneth S. Hays and wife, Ellen Hays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Murphy and wife, Jennifer H. Murphy

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 the northerly 11.5 feet of Lot No. 70 and the southerly 45 feet of Lot No. 71, on the Map of Belmont Park Plan of Lots, as of record in Book 57, Page 156, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth S. Hays and wife, Ellen Hays by deed from Pearlene Wright, unmarried, of record in Book 6833, page 677, said Register's Office.

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

98 JAN 12 AM 10:56

IDENTIF. & REFERENCE

03899199

unimproved ( )
This is improved (X) property, known as 1928 18th Avenue South, Nashville, Tennessee 37212
(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 31st day of December 19 97

Kenneth S. Hays

Ellen Hays

102 01/12/98 10:01 03CHECK 550.50

BOOK 10754 PG 640

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth S. Hays and wife, Ellen Hays

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 ~~Nashville~~ Chattanooga, Tennessee, this 30th day of December, 1997.

Commission expires Feb. 23, 2000

Debbie A Johnson
Notary Public

TAT

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10754 PG 641

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

CANT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3000.00

CON TX	551.30
PRFEE	1.00
WDEED	8.00
TOTAL	560.30
CHECK	560.30

01/12/98 01 11:02 0001 1028

0389199
IDENTIF. & REFERENCE

98 JAN 12 AM 10:55

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

No. 1241687