BK 10809 PG 86

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00 Affiant Subscribed and sworn to before me, this 24th day of February, 1998. Notary Public My Commission Expires: 5/11/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
J. Michael Bodnar 1022 Chancery Lane Nashville, TN 37215	SAME	Map 130-14-050 BM 10320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN R. MURPHY AND WIFE, CAROL T. MURPHY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **J. MICHAEL BODNAR,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Chancery South, of record in Book 5200, page 452, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 184.215 feet on the easterly margin of Chancery South and extends back 373.44 feet on the northerly line, and 351.57 feet on the southerly side, to a line in the rear on which it measures 232.70 feet.

Being the same property conveyed to Ben R. Murphy by deed from Alyne Q. Massey, of record in Book 9456, page 388, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 452, Register's Office for said County.

This is improved property known as 1022 Chancery Lane, Nashville, TN ~~37205~~ 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of February, 1998.

Ben R. Murphy

Carol T. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEN R. MURPHY,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, effective the 25th day of February, 1998.

Notary Public

My Commission Expires: Nov. 2, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL T. MURPHY,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, effective the 25th day of February, 1998.

Notary Public

My Commission Expires: Nov. 2, 2000

0404684

RECEIVED & RECORDED

98 FEB 25 PM 12:39

7643 02/25 0101 03CHECK 7413.0

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

RECEIVED OF _____

FOR _____

BOOK 10809 PG 89

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

CART
2000000.00
CON TX 7400.00
PRFEE 1.00
WDEED 12.00
TOTAL 7413.00
[illegible] 7413.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 7.43

0404684
IDENTIFICATION NUMBER
98 FEB 25 PM 12:40
[illegible]

No. 1258114