39-B

BOOK 11005 PAGE 167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,800.00 /

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 1998.

Notary Public

MY COMMISSION EXPIRES: 9-29-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Vaughn III	Athletic Resource Management ATTN: Rick Landrum	086-040B-19.00
(NAME) 5033 Sunset Way	(NAME) 6075 Poplar Ave, Ste 920 Memphis, TN 38119	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, **RICHARD A. MURPHY AND WIFE, LESLEY L. MURPHY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID VAUGHN III** , 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:

BEING Lot No. 116, on the plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, corrected in Book 9092, Page 376, and Book 9108, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Murphy and wife, Lesley L. Murphy by deed from Frank Batson Homes, Inc. of record in Book 9382, Page 267, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5033 Sunset Way, Hermitage, TN 37076

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

7303 07/02 0101 03CHECK 797.25

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 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/our hand(s) this 25th day of June, 1998.

Richard A. Murphy

Lesley L. Murphy

98 JUL -2 PM 4:00

REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

045849

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Murphy and wife, Lesley L. Murphy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 25th day of June, 1998

Commission expires: 8/13/02

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

W. Brad Lehman

Notary Public

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	
				212500.00
			CON TX	786.25
			PRFEE	1.00
			DEED	8.00
			CFEE	2.00
			TOTAL	797.25
			CHECK	797.25
07/02/98		01	16:00 0001	9303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458496

IDENTIFICATION REFERENCE

98 JUL -2 PM 4:00

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1315071