STATE OF TENNESSEE 7881-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 19 99

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Gregory K. Murphy (NAME)	SEND TAX BILLS TO: First American National Bank (NAME)	147-12-86
4730 Nolensville Pike (STREET ADDRESS OR ROUTE NUMBER)	First American Center NA7282 (STREET ADDRES)	
Nashville, Tennessee 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	

BOOK 11314 PAGE 1

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, Buford Deford and wife, Jane Deford

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory K. Murphy and wife, Teresa L. 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 Lot No. 18 on the Map of Tom C. Lamd Subdivision, Section 4, as of record in Plat Book 4675, page 151.

Said Lot No. 18 fronts 22.29 feet on the Easterly side of Nolensville Road and extends back between lines 147.56 on the northerly line and 147.43 on the southerly line to a dead line in the rear on which it measures 22.31 feet thereon.

BEING the same property conveyed to Buford Deford and wife, Jane Deford by deed from Roger W. Dixon and wife, Sandra Gail Dixon, filed of record in Book 8963, page 461, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4730 Nolensville Pike, Nashville, Tennessee 37211

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 their hands this 8th day of January, 19 99.

Buford Deford

Jane Deford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Buford Deford and wife, Jane Deford the bargainors, 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 Tennessee, this 8th day of January, 1999.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

054161
IDENTIF. ↑ REFERENCE

99 JAN 27 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7951 01/27 0101 03CHECK 455.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11314 PAGE 3

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	455.00
CHECK	455.00

01/27/99 01 14:28 0001 7951

054 I 6 I 3

IDENTIF. # REFERENCE

99 JAN 27 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417345