This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Robert E. Boykin
4804 Laurel Cyn Blvd. #821
Valley Village, CA 91607

SEND TAX BILL:
To Owner

BOOK 11626 PAGE 994

MAP AND PARCEL:
MAP 146-8
PARCEL 22
6DU-22665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John A. Murphy Jr. and wife, Joyce F. Murphy hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert E. Boykin, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 41, on the Plan of Section II, Elysian Meadows Addition, of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John A. Murphy, Jr., and wife, Joyce F. Murphy, by deed from Clifford P. Worster and wife, Deborah S. Worster of record in Book 6703, Page 329, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2859, Page 403, and such easements and setback lines of record in Plat Book 2663, Page 101, said Register's Office.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

5361 08/19 0101 03CHECK 561.56

This is improved property known as 4800 Merrill Lane, Nashville, TN 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 Robert E. Boykin, his heirs and assigns, forever; and we, John A. Murphy Jr. and wife, Joyce F. Murphy do 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 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

99 AUG 19 PM 3:15
REGISTER
DAVIDSON COUNTY, TN.

062444
IDENTIFICATION & REFERENCE

Witness our hands this the 18th day of August, 1999.

John A. Murphy Jr.

Joyce F. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John A. Murphy Jr. and wife, Joyce F. Murphy 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 148,800.00.

AFFIANT

Subscribed and sworn to before me this 18th day of August, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0626444
IDENTIF. # REFERENCE

99 AUG 19 PM 3:15

REGISTER
DAVIDSON COUNTY, TN.

CAMT
148800.00
CON TX 550.56
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 561.56
CHECK 561.56

08/19/99 01 15:15 0001 8361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504390