| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| | | 26B |
| Danny Murphy | | |
| 1507 Linden Avenue | New Owner | MAP:105-13 |
| Nashville, TN 37212 | | |
| | | PARCEL:297 |

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-02-9935 ]

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Lunis Orcutt and wife, Karen Turner Orcutt (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Danny Murphy, unmarried (The "Grantee") his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Being the westerly 25 feet of Lot No. 89 and the easterly 55 feet of Lot No. 86 on the Waverly Land Company's Plan of Lots called "Waverly Place" of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.**

**Said parts of Lots Nos. 86 and 89 front together 80 feet on the northerly side of Lawrence Avenue and run back between parallel lines 170 feet, more or less, to an alley.**

**Being the same property conveyed to Lunis Orcutt and wife, Karen Turner Orcutt, by Warranty Deed from William D. Owen and wife, Tatiana G. Owen, of record in Book 6503, page 690, said Register's Office for Davidson County, Tennessee**

This description is the same as was used in the last deed of record .

Instr:200002280018922 Page: 1 OF 2
REC'D FOR REC 02/28/2000 10:25:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 57, page 95, said Register's Office for said County.**

**This is improved property known as 916 Lawrence Avenue, Nashville, Tennessee 37204**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $35,000.00
[
[
[Subscribed and sworn to before me this
[ 24th day of February, 2000.
[
[
[
[My Commission Expires: 1-25-2003

Danny Murphy
Affiant

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of February, 2000..

Lunis Orcutt

Karen Turner Orcutt

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

**On this 24th day of February, 2000, before me personally appeared Lunis Orcutt and wife, Karen Turner Orcutt, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same as their act and deed.**

**WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 2000.**

My Commission Expires 1-25-2003

NOTARY PUBLIC

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.