RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
SP 38725

Instr:200003210028620 Page: 1 OF 3
REC'D FOR REC 03/21/2000 9:32:16AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $299.70

STATE OF TENNESSEE
COUNTY OF Davidson

9071-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Barbara Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF March, 2000

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

Notary Public Mark A. Ellmore,

MY COMMISSION EXPIRES: 1/25/2003

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

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Roach	First Republic Mortgage Corp.	119-02-208
(NAME)	(NAME)	
78 Valeria Street	3212 West End Avenue, Ste. 500	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37210	Nashville, TN 37203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Beverly Murdock

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew Roach and wife, Kristy Roach

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 78 Valeria Street, Nashville, TN 37210

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 her hand this 15th day of March, 2000.

Beverly Murdock
Beverly Murdock

9071-M

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

Beverly Murdock

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of March, 2000.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

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

File No.: 9071-M

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 144 on the Map of Sterling Heights, Section 5, as of record in Book 1835, page 37, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Jonell Drive at the corner of Lot Nos. 144 and 145, thence with the line between said Lots westerly 127 feet to the corner of Lot 143; thence with the line between said Lots 143 and 144, southerly 130 feet to the north margin of Valeria Street; thence with the margin of the same, easterly 92.54 feet to the beginning of a curve; thence around said curve northeasterly 31.42 feet to the west margin of Jonell Drive; thence with the margin of the same, northerly around a slight curve 74.75 feet to the beginning.

BEING the same property conveyed to Beverly Murdock by deed from John W. Keenan, II and wife, Phyllis Keenan, filed of record in Book 9674, page 116, Register's Office for Davidson County, Tennessee.

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