40-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,209.00.

Richard L. Murphy
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of May, 2000.

Notary Public

My Commission Expires: 7/26/2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:200005160049368 Page: 1 OF 2
REC'D FOR REC 05/16/2000 3:30:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $596.47

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard L. Murphy and Pamela S. Murphy
227 Glenstone Circle
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
CTX Mortgage Company
P.O. Box 199077
Dallas, TX 75219-9077

MAP-PARCEL NUMBERS:
Map\Parcel: 171-02-0-A-108.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothy M. Shepherd, an unmarried person**, hereinafter referred to as Grantor, hereby transfers and conveys to **Richard L. Murphy and wife, Pamela S. Murphy, and Mona Webster, unmarried, as joint tenants with rights of survivorship,** hereinafter referred to as 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 Unit No. 108 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, page 4 and amended in Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DOROTHY M. SHEPHERD by deed from Radnor Homes, Inc. of record in Book 8455, page 574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 4, as amended in Book 6900, Page 329, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6923, page 943, as amended in Book 7035, page 115; Book 7101, page 730; re-recorded in Book 7143, page 18; as amended in Book 7266, page 84; and Book 7423, page 574, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6923, page 986, as amended in Book 7423, page 567; and Book 8074, page 564, Register's Office for Davidson County, Tennessee.

Easement for water sewer of record in Book 8127, page 666, Register's Office for Davidson County, Tennessee.

Easement for water sewer of record in Book 8127, page 782, Register's Office for Davidson County, Tennessee.

Easement for water sewer of record in Book 8127, page 802, Register's Office for Davidson County, Tennessee.

Easement for water sewer of record in Book 8128, page 17, Register's Office for Davidson County, Tennessee.

Easement for water mains of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record in Book 6936, page 895, as amended in Book 7998, page 249, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Rights or claims of parties in possession not shown by the public records.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 227 Glenstone Circle, Brentwood, Tennessee 37027

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of May, 2000.

Dorothy M. Shepherd

Dorothy M. Shepherd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy M. Shepherd, an unmarried person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2000.

Notary Public

9-14-2001
My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

01835-JC