Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Instr:200006080057106 Page: 1 OF 2
REC'D FOR REC 06/08/2000 8:46:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26B
Janet Guess	1st Horizon Home Loan Corp	
916 Lawrence Avenue	1140 Hammond Drive Ste B2290	MAP:105-13
Nashville, TN 37212	Atlanta, GA 30328	
		PARCEL:297

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-05-10133]

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, I, Danny Murphy, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Janet Guess, unmarried, (The "Grantee") her 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 Danny Murphy, unmarried, **by Warranty Deed from Lunis Orcutt and wife, Karen Turner Orcutt, of record in Instrument No. 200002280018922, Register's Office for Davidson County, Tennessee**

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

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 $155,000.00
[
[
[Subscribed and sworn to before me this
[5th day of June, 2000.
[
[
[
[My Commission Expires:

Affiant

Notary Public

GEORGE WOODS, JR. NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES: JULY 23, 2002 SUMNER 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, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of June, 2000..

Danny Murphy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 5th day of June, 2000, before me personally appeared Danny Murphy, unmarried to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of June, 2000.

My Commission Expires 1-25-2003

NOTARY PUBLIC

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