Instr:200007060066725 Page: 1 OF 2
REC'D FOR REC 07/06/2000 8:03:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

WARRANTY DEED

H-UTC-00-0534

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Bradley P. Williams
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
9-28-2002

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian A. Courtney	Capital Bank & Trust	
910 South Douglas Avenue	(NAME) 1820 West End Avenue	105-13-0/279.00
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, Tennessee 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY MURPHY MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRIAN A. COURTNEY, UNMARRIED, AND BRADLEY D. WILLIAMS, UNMARRIED, TENANTS IN COMMON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being parts of Lots Nos. 77 and 78 on the Waverly Land Company's Plan of Lots called the "Waverly Place," as of record in Book 57, page 95, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning at a stone in the northwestern margin of Kirkman or Douglas Avenue. Being the southwest corner of the Lot conveyed by Thomas W. Wrenne and wife, to Elenora P. Miller, by deed of record in Book No. 249, page 365, in said Register's Office; running thence in a northwesterly direction 248 feet, more or less, to an alley; thence northwardly along the east line of said alley, 33-1/2 feet, more or less to Mrs. Florida Rhodes corner; thence with her line in a southeasterly direction, 258 feet, more or less to the northwesterly margin of Douglas Avenue; thence in a southwesterly direction of a curve with said Douglas Avenue, 100 feet to the beginning.

Being the same property conveyed to Danny Murphy, unmarried by deed from Randy Michael Vaughter, unmarried of record in instrument Number 20006060055978, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

unimproved ( )
This is improved (X) property, known as 910 South Douglas Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 30th day of June, 2000.

Danny Murphy
Danny Murphy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Danny Murphy married , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2000.

My Commission Expires:

9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of June, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138