Instr:200007120068963 Page: 1 OF 2
REC'D FOR REC 07/12/2000 10:43:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26B
Robert Brady Fry and	New Owner	
Ryan A. Duff		MAP:118-1
906 Gilmore Avenue	Same	PARCEL: 271.00
Nashville, TN 37204		

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-0-10198]

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, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Robert Brady Fry and Ryan A. Duff, (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 32 in the Plan of Montrose Place, as of record in Plan Book 57, page 93, in the Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the north side of Gilmore Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Danny Murphy, married, by Warranty Deed from William T. Lytton, of record in Instrument No. 200007070067523, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This Legal description is the same as used in the last deed.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.**

This is improved property known as **906 Gilmore Avenue, Nashville Tennessee 37204.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $65,000.00
[
[Robert Brady Fry
Affiant
[Subscribed and sworn to before me this
[10th day of July, 2000.
[
[Donald E. Knifen
Notary Public
[My Commission Expires: 1-25-2003

DONALD E. KNIFEN 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 Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of July, 2000.

Danny Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of **July,** 2000, before me personally appeared Danny Murphy ~~William T. Lyxton~~, to me known to be the person who executed the foregoing instrument and acknowledged that **he** executed the same as **his** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

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