Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$133,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF AUGUST, 2000.**

Notary Public

MY COMMISSION EXPIRES: January 27, 2001.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Murphy	**Franklin American Mortgage Company**	**Map 108-4, Group A, Parcel 93 CO**
(NAME) **1320 Brendale Court**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JACK WILLIAMS CONSTRUCTION CO., INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. MURPHY AND WIFE, DEBORAH R. MURPHY**, 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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of The Villages of Larchwood, Phase II, Section III, of record in Book 9700, page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being part of the same property conveyed to Jack Williams Construction Co., Inc. by deed of record at Instrument No. 200004240040076, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Instr:200008080078560 Page: 1 OF 2
REC'D FOR REC 08/08/2000 9:40:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $493.58

unimproved ☐

This is improved ☒ property, known as **1320 Brendale Court, Nashville, TN 37214**

(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 **our hands** this **4th day of August, 2000**.

Jack Williams Construction Co., Inc.

By: Jack Williams Pres.
Jack Williams, President

Attest:

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Jack Williams Construction Co., Inc., a corporation, and that he as such President by signing the name of the corporation by himself as President.

Witness my hand and seal at Antioch, Tennessee, this 4th day of August, 2000.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:
1-27-01

Shari A. Thompson
Notary Public