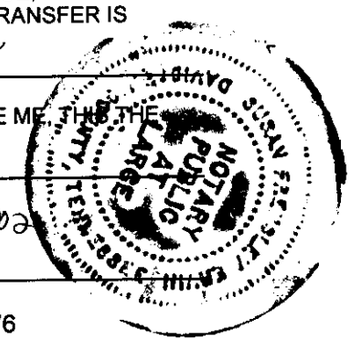
Instr:200008160081065 Page: 1 OF 2
REC'D FOR REC 08/16/2000 9:46:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$110,000.00
|James T. Murphy
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF July, 2000.
|Susan Findley S.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Murphy 8204 Luree Lane Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr. Franklin, TN 37067	Map 75-14 Parcel 3

For and in 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,

LDM Loyd
~~Lloyd~~ **D. Merritt and wife, Cherry Merritt**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James T. Murphy and wife, Frances E. 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:

BEING LOT NO. 113 ON THE PLAN OF HERMITAGE ESTATES, OF RECORD IN BOOK 3300, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

SAID LOT NO. 113 FRONTS 107.2 FEET ON THE EASTERLY SIDE OF LUREE LANE AND RUNS BACK 148.2 FEET ON THE NORTHERLY LINE AND 148.8 FEET ON THE SOUTHERLY LINE TO A DEADLINE MEASURING 55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BEN MERRITT, BY DEED FROM JOHNNY T, MONTGOMERY AND WIFE, WILMA O. MONTGOMERY, DATED APRIL 10, 1967, AND OF RECORD IN BOOK 4125, PAGE 740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO LOYD D. MERRITT, BY QUITCLAIM DEED FROM BEN MERRITT AND WIFE , BONNIE R. MERRITT, DATED JANUARY 4, 1985, AND OF RECORD IN BOOK 6486, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 70, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line along the front of said lot, a 10 foot easement for utilities and drainage purposes along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3403, Page 556, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 8204 Luree Lane, Hermitage, TN 37076
(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 hand(s) this 28th day of July, 2000.

Loyd D. Merritt
LDM ~~Lloyd~~ D. Merritt
Loyd

Cherry Merritt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, ~~Lloyd~~ Loyd (SPE) D. Merritt and wife, Cherry Merritt, with whom I am personally acquainted, (or who 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, at office, this 28th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076