Davidson County DEEDWARR
Recvd: 10/03/00 08:46 2pgs
Fees:11.00 Taxes:869.50
20001003-0097554

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]
26B

Danny Murphy	New Owner	
1507 Linden Avenue		MAP:091-16-0
Nashville, TN 37212-5124	Same	PARCELS:075.00
		& 207.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-09-10323]

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, Billy F. Ross, unmarried (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Danny Murphy, married, (The "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I
Being the easterly part of Lot No. 402 of Block 19, Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.
Beginning at the southwest corner of Elkins, formerly Second Avenue and 45th Avenue, North, formerly 4th Street, running thence with the southerly margin of Elkins Avenue West 50 feet; thence parallel with 45th Avenue North, southerly 180 feet to an alley; thence with the northerly margin of said alley, easterly 50 feet to the westerly margin of 45th Avenue, North thence with the westerly margin of 45th Avenue, North northerly 180 feet to the beginning.

Being the same property conveyed to Billy F. Ross by Quitclaim Deed from Nell H. Ross, of record in Book 9358, page 504, Register's Office for Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being Lot No 108 on the Map of Charlotte Park Company's First Addition, in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 50 feet on the south side of Elkins Avenue and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Billy F. Ross by Quitclaim Deed from Nell H. Ross, of record in Book 9358, page 502, Register's Office for Davidson County, Tennessee.

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 103, Register's Office for Davidson County, Tennessee.**

This is improved property known as **4207 & 4501 Elkins Avenue, Nashville Tennessee 37209.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $235,000.00
[
[
[Subscribed and sworn to before me this
[25th day of September, 2000.
[
[
[My Commission Expires: 1-25-2003

Affiant

Notary Public

DONALD E. KNIFFEN 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 Grantee, his 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, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of September, 2000.

Billy F. Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **25th** day of **September,** 2000, before me personally appeared Billy F. Ross, 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 25th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN