Davidson County DEEDWARR
Recvd: 12/12/00 09:49 2pgs
Fees:11.00 Taxes:425.50

20001212-0122161

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF November, 2000.

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
David L. & Tammie J. Murphy 4775 Trenton Drive Hermitage, TN 37076	RBMG, Inc. 7909 Parkland Rd. Columbia, SC 29223	Map 75-04 Parcel 201

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,

Thomas B. Stevens and wife, Mary Ellen Stevens

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

David L. Murphy and wife, Tammie J. 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. 448 ON THE PLAN OF TULIP GROVE, SECTION 7, AS OF RECORD IN BOOK 4300, PAGE 186, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 448, BEING A CORNER LOT, HAS FRONTAGES OF 119.82 FEET ON THE SOUTHERLY SIDE OF PHOENIX DRIVE AND 95.04 FEET ON THE WESTERLY SIDE OF TRENTON DRIVE CONNECTED BY A 25 FOOT RADIUS CURVE WITH LENGTH 39.27 FEET AND RUNS BACK 120.04 FEET ON THE WESTERLY LINE AND 144.82 FEET ON THE SOUTHERLY LINE TO A POINT AT THE REAR.

BEING THE SAME PROPERTY CONVEYED TO THOMAS B. STEVENS AND WIFE, MARY ELLEN STEVENS, BY DEED FROM BEN MERRITT AND WIFE, BONNIE R. MERRITT, D/B/A BEN MERRITT CONSTRUCTION COMPANY, DATED OCTOBER 7, 1975, AND OF RECORD IN BOOK 4959, PAGE 601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4300, Page 186, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along the front of said lot, and a 20 foot minimum building setback line along the northerly side of said lot, and a 10 foot drainage and utilities easement along the rear and southerly side of said lot.
3) Property is subject to Restrictive Covenants contained in Book 4639, Page 267, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4775 Trenton Drive, 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 November, 2000.

Thomas B. Stevens

Mary Ellen Stevens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thomas B. Stevens and wife, Mary Ellen Stevens, 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 November, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

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