WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WAITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

G-5898-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary A. Anderson (NAME)	Bank of America, N.A. (NAME)	MAP 64-8
4513 Woodside Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 55
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	4D50100

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, Dale E. Murphy and wife, Debra Sue Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary A. Anderson and wife, Melissa G. Anderson

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. 42 on the plan of Woodside Subdivision, Section 1 of record in Book 5050, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale E. Murphy and wife, Cheryl D. Murphy, by deed from Helen A. Hughes and husband, Paul Hughes, of record in Book 9789, page 960, Register's Office for said County. The said Dale E. Murphy and wife, Cheryl D. Murphy having since divorced. Pursuant to Final Decree for Divorce entered 1/25/99 in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 98D 3410, Cheryl Diane Murphy conveyed all her right, title and interest in subject property to Dale E. Murphy by Quitclaim Deed of record in Book 11613, page 607, Register's Office for Davidson County, Tenessee. The said Cheryl Diane Murphy and Cheryl D. Murphy being one and the same person.

Debra Sue Murphy, spouse of Dale E. Murphy, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

Davidson County DEEDWARR
Recvd: 02/27/01 15:55 2pgs
Fees:11.00 Taxes:545.75

20010227-0018257

unimproved ( )
This is improved (X) property, known as 4513 Woodside Road, Old Hickory, TN 37138
(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 26th day of February 2001

Dale E. Murphy

Dale E. Murphy

Debra Sue Murphy

Debra Sue Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale E. Murphy and wife, Debra Sue Murphy

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of February 2001

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public