40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/01 15:49 2pgs
Fees:11.00 Taxes:137.27

20010507-0047077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,100.00

Alma Boleyjack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY

Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Boleyjack (NAME)	New Owner (NAME)	93-16 MAP 93-16
P. O. Box 26 (ADDRESS)	(ADDRESS)	PARCEL 134
Nolensville, TN 37135 (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, Margaret E. Winston, Beneficiary of Thelma T. Murphy pursuant to Last Will and Testament of Thelma T. Murphy, Docket No. OOP-1509, Probate Court for Davidson * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Boleyjack and wife, Alma Boleyjack

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. 164 on the Plan of Maury & Claiborne's Addition to South Nashville, as of record in Plat Book 21, page s 84 and 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thelma Murphy by deed from Warren Gregg Bailey, Executor of record in Book 5239, page 824, said Register's Office. The said Thelma Murphy has since died. By Last Will and Testament entered under Docket No. OOP-1509, the said Thelma T. Murphy, being one and the same as Thelma Murphy, devised the subject property to Margaret E. Winston. By Order to Sell Real Property and Personal Property entered in said matter, the Personal Representative of the Estate was ordered to sell the subject property.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

James C. Vance joins in the execution of this deed in his capacity as Executor of the Estate of Thelma T. Murphy.

unimproved ( )
This is improved (X) property, known as 69 Maury Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*County, Tennessee.

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.

on the dates set forth hereafter.

Witness our hand s ~~this day of~~

Margaret E Winston
Margaret E. Winston

James C Vance, Executor
James C. Vance, Executor

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 Margaret E. Winston, Beneficiary of Thelma T. Murphy pursuant to Last Will and Testament of Thelma T. Murphy, Docket No. 00P-1509, Probate Court for Davidson County, Tennessee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2001.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires July 26, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Vance, Executor of the Estate of Thelma T. Murphy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2001.

Notary Public

SAMANTHA J. STOCKEL
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 26, 2005

My Commission Expires: