39-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18023**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $142,500.00 Affiant Subscribed and sworn to before me this 6th day of June, 2001. Notary Public My Commission Expires: 2007

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Sherman D. Hixson, Jr. 346 Binkley Drive Nashville, TN 37211	First Horizon Home Loan Corp 4000 Horizon Way Irving, TX 75063	MAP 147-1 PAR 125 FB 06DU 21790

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRIAN D. MURPHY AND WIFE, TRACY E. MURPHY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHERMAN D. HIXSON, JR. AND WIFE, MELISSA E. HIXSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 346 Binkley Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2001.

Brian D. Murphy
BRIAN D. MURPHY

Tracy E. Murphy
TRACY E. MURPHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BRIAN D. MURPHY AND WIFE, TRACY E. MURPHY, 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, at office, this 6th day of June, 2001.

GERALD C. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 06/07/01 11:17 2pgs
Fees:11.00 Taxes:527.25

20010607-0060015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 383 on the Plan of Section Two Caldwell Hall, as of record in Plat Book 2900, page 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian D. Murphy and Tracy E. Eltzroth, both unmarried as joint tenants with right of survivorship by deed from Sandra R. Waller, unmarried of record in Book 11087, page 871, said Register's Office. The said Brian D. Murphy and Tracy E. Eltzroth having since married and conveyed title to Brian D. Murphy and wife, Tracy E. Murphy by quitclaim deed recorded in Book 11693, page 114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 3097, page 407; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 96, said Register's Office.