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. 18067**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $259,000.00. Roderic L. Murray, III Affiant Subscribed and sworn to before me, this 20th day of JUNE, 2001. Beth M. Brock Notary Public My Commission Expires: 5/16/05

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

Address New Owner: Mr./Mrs. Roderic L. Murray, III 634 Timber Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-12-C PAR 13.00 CO FB 07DA 71450

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, MARY H. TRABUE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RODERIC L. MURRAY, III AND WIFE, JENNIE B. MURRAY ("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 634 TIMBER LANE, NASHVILLE, TENNESSEE 37215.

CHARLES C. TRABUE, the spouse of MARY H. TRABUE, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said MARY H. TRABUE.

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 20th day of JUNE, 2001.

Mary H. Trabue
MARY H. TRABUE

Charles C. Trabue
CHARLES C. TRABUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY H. TRABUE AND CHARLES C. TRABUE, 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 20th day of JUNE, 2001.

Beth M. Brock
Notary Public

My Commission Expires: 5/16/05

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Davidson County DEEDWARR
Recvd: 06/21/01 12:27 2pgs
Fees:11.00 Taxes:958.30

20010621-0065937

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 13, together with Carport designated No. 13-A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominium, a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, said Register's Office.

Being the same property conveyed to Charles C. Trabue, Jr. and wife, Mary H. Trabue by deed from Dorothy Lee Hutts, unmarried of record in Book 6051, page 295, said Register's Office. The said Charles C. Trabue, jr. has since conveyed his interest in said property to Mary H. Trabue by quitclaim deed of record in Book 9484, page 270, 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 3815, page 778, Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83 and in Book 11288, page 513; (3) Agreement of record in BOok 3907, page 839, Counterpart thereto in Book 3993, page 97, BOok 4611, page 175 and in BOok 5567, page 930; (4) Charter of record in Book 8129, page 118 and BOok 8500, page 717; (5) Easements of record in Book 4067, page 947; and (6) All matters appearing on the Plan of record in Plat Book 3700, page 111 and 112, said Register's Office.