Davidson County DEEDWARR
Recvd: 09/28/01 09:57 3pgs
Fees:18.00 Taxes:296.00
20010928-0104983

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Danny Murphy	Same	Map: W22 Parcel: 5645
1507 Linden Ave.		26B
Nashville, TN 37212		10835

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Herman P. James, a married person, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Danny Murphy, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 15 on the Waldkirch Subdivision of Lots 8 and 9, in W. L. B. Lawerence Plan as of record in Book 421, page 90, Register's Office for said County. Said Lawerence Plan is of record in Plan Book 21, page 148 Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the north side of Bradford Avenue, formerly Carolina Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Herman P. James and wife Heather James by Warranty Deed from Alice J. Hughley Hardison and husband Herman Delong Hardison of record in Book 3807, page 191, Register's Office for Davidson County, Tennessee.

The said Heather James has since died on May 25, 1998, and upon her death, title was vested in Herman P. James as the sole surviving tenant by the entirety.

The above described real property is not the homestead of Herman P. James and is investment property.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Book 421, page 90, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as, 904 Bradford Avenue, Nashville, Tennessee 37204.

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[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00

Danny Murphy
Affiant

Subscribed and sworn to before me this 27th day of September, 2001.

Notary Public

My Commission Expires: 2-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of September, 2001.

Herman P. James

Herman P. James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of September, 2001 before me personally appeared Herman P. James to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 2001.

NOTARY PUBLIC

My Commission Expires:

2-19-03