[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Susanna L. Baxter & Mark Huffman	Fifth Third Bank 250 W. Main Street Lexington, KY 40507	Map: W22 Parcel: 5645
904 Bradford Avenue		26B
Nashville, TN 37205		10881

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

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Davidson County DEEDWARR
Recvd: 10/23/01 10:38 3pgs
Fees:18.00 Taxes:477.30

20011023-0115476

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, Danny Murphy, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Susanna L. Baxter and Mark Huffman, both unmarried,** Joint Tenants With Rights of Survivorship, (The "Grantees"), their 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 No. 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 Danny Murphy, a married person, by Warranty Deed from Herman P. James ,a married person, of record in Instrument No. 20010928-0104983, Register's Office for Davidson County, Tennessee.

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 2002 and subsequent years.
2. Plan of record in Book 421, page 90 and Book 21, page 148, Register's Office for Davidson County, Tennessee.
3. Any and all Restrictive Covenants of record, Register's Office for Davidson County, Tennessee.

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

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

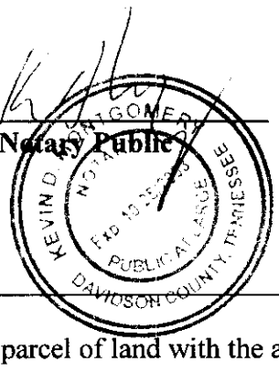
The actual consideration or value, whichever is greater for this transfer is $129,000.00

Ashley Cochrane
Affiant

Subscribed and sworn to before me this 22nd day of October, 2001.

Notary Public

My Commission Expires:_____



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

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of October, 2001.

Danny Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd h day of October, 2001 before me personally appeared Danny Murphy, a married person, 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 22nd day of October, 2001.

NOTARY PUBLIC

My Commission Expires:

