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. 18582**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 7th day of DECEMBER, 2001. Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Jennifer Murphy 128 Allendale Drive Nashville, TN 37205	Principal Residential Mortgage, Inc. 711 High Street Des Moines, IA 50392	MAP 129-4 PAR 66 FB 08DZ 75055

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, ELIZABETH B. MILLER PIERCY, FORMERLY KNOWN AS ELIZABETH B. MILLER, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JENNIFER MURPHY, UNMARRIED ("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 128 Allendale Drive, Nashville, Tennessee 37205.

PHILLIP PIERCY, the spouse of ELIZABETH B. MILLER PIERCY, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said ELIZABETH B. MILLER PIERCY.

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 7th day of DECEMBER, 2001.

ELIZABETH B. MILLER PIERCY

PHILLIP PIERCY

Davidson County DEEDWARR
Recvd: 12/10/01 12:30 2pgs
Fees:13.00 Taxes:813.63
20011210-0135595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, ELIZABETH B. MILLER PIERCY AND PHILLIP PIERCY, 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 7th day of DECEMBER, 2001.

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

My Commission Expires NOV. 29, 2003

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of West Meade Farms Section 3, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth B. Miller, unmarried by deed from Stephen Lee Caraway, unmarried of record in Book 10628, page 638, said Register's Office. THe said Elizabeth B. Miller having since married.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 1835, page 4, said Register's Office.