03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 01/31/02 13:46 2pgs
Fees:13.00 Taxes:677.10
20020131-0013803

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara Murray 1502 Franklin Avenue Nashville TN 37206	Washington Mutual Bank, FA 4301 Hillsboro Rd, Suite 328 Nashville, TN 37215	83-5-360

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Heath L. Fleming and Melanie C. Toomey, as tenants in common with the right of survivorship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sara Murray and husband, Stephen C. Murray, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 7 on the Map of T.P. Weakley's Subdivision, Section 3, of record in Book 161, Page 105, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side to Franklin Street and runs back between parallel lines 240 feet more or less to an alley.

Being the same property conveyed to Heath L. Fleming and Melanie C. Toomey as tenants in common with the right of survivorship, by deed from William K. Watson, unmarried, of record in Instrument No. 20010530-0055657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1502 Franklin Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 25th day of January, 2002.

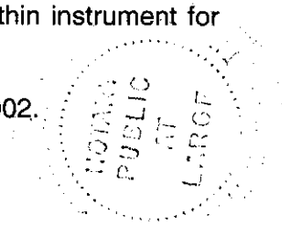
Heath L. Fleming

Melanie C. Toomey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heath L. Fleming and Melanie C. Toomey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 25th day of January, 2002.



Notary Public

My Commission expires 03/14/05