PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 02/01/02 08:21 2pgs
Fees:13.00 Taxes:414.40

20020201-0014056

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **January, 2002** by and between **Stephen C. Murray and Sara R. Murray** , herein after referred to as GRANTOR, and **Kevin E Wilson** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being parts of Lots Nos. 18, 19, and 20 on the plan of W.S. Ashworth's Subdivision of Lots Nos. 47, 48, 49, and 50 in the town of Brownsville, as record in Book 161, page 153, Register's Office for said County, being the westerly part of Lot No. 15 on the unrecorded plan of C.W. Carver's Subdivision, described according to a survey made by Erie Drake, County Surveyor, May 1, 1925, as follows:

Beginning on the easterly margin of Riverside Drive at a point 114 feet 10 inches South of the Southernly margin of Greenway Avenue, said point being the corner of Lots Nos. 14 and 15; thence with the easterly margin of Riverside Drive southwardly 56 1/2 feet to the northerly margin of an alley; thence with said alley eastwardly 150 feet; thence northwardly 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots westwardly 174.5 feet to the beginning.
Being the same property conveyed to Sara Ruth Murray by Warranty Deed from Harry Macomber and wife, Pam Hiers of record in Book 8755, page 611, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1007 Riverside Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Stephen C. Murray
Signature of Seller

Sara R. Murray
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen C. Murray and Sara R. Murray** , the within named bargainors, 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 **25th** day of **January, 2002.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Kevin E Wilson
1007 Riverside Drive, Nashville, TN 37206

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUIT 400, FRANKLIN, TN 37067

Map & Parcel No. 083-030-263.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$112,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **January, 2002.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1278