Davidson County DEEDWARR
Recvd: 02/08/02 15:47 2pgs
Fees:13.00 Taxes:355.20
20020208-0017648

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of January, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tonyankia Murphy
5316 Ashlawn Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Pulte Mortgage
7475 South Joliet St.
Englewood, Colorado 80112

MAP-PARCEL NUMBERS:
162-050-316.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Zielinski, a single man** hereinafter referred to as Grantors, hereby transfers and conveys to **Tonyankia Murphy, a single woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 57 on the Plan of Hickory View, Section Three as of record in Book 6250, Page 960, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John D. Zielinski by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 9759, Page 738, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5516, Page 863; Book 6027, Page 415; Book 6031, Page 185; Book 6031, Page 187; Book 6055, Page 519; Book 6154, Page 963; Book 6163, Page 716; Book 6173, Page 564; Book 6189, Page 662; Book 6235, Page 58; Book 6893, Page 570 and Book 7322, Page 278, Register's Office for Davidson County, Tennessee.

Any matters that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5316 Ashlawn Drive, Nashville, Tennessee 37211.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of January, 2002.

John D. Zielinski By Eleanor L. Stasiuk

John D. Zielinski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor L. Stasiuk, with whom I am personally acquainted and who proved herself to be the attorney in fact of John D. Zielinski and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2002.

Notary Public

11-22-05

My Commission Expires

04577-BP