Davidson County DEEDWARR
Recvd: 03/05/02 08:41 3pgs
Fees:18.00 Taxes:388.50
20020305-0027177

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26B
Danny Murphy	New Owner	Map 118-01-0
1507 Linden Avenue		Parcel 068.00
Nashville, TN 37212		11011

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

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, **Eugene Alderson, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Danny Murphy, a married person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 41 fronts 70.9 feet on the northerly side of Paris Avenue and runs back between lines, along the westerly margin of an alley 130 ½ feet to an alley in the rear on which it measures 67.8 feet.

Being the same property conveyed to Eugene Alderson by deed from Mary Patricia Alderson, unmarried of record in Book 7819, page 632, said 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 2001 and subsequent years.
2. Plan of record in Book 332, page 10, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1206 Paris Avenue, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 2002.

Notary Public

My Commission Expires: 9-24-2005

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

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of February, 2002.

Eugene Alderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **28th** day of **February, 2002**, before me personally appeared Eugene Alderson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of **February**, 2002.

Notary Public

My Commission Expires: 9-24-2005