This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/11/02 13:41 2pgs
Fees:13.00 Taxes:1106.30
20020411-0045073

NEW OWNER:
Harvey J. Murff and wife,
Suzanne S. Murff
1487 Clairmont Place
Nashville, TN 37215

SEND TAX BILL TO:
Franklin Financial Mortgage, Inc.
P. O. Box 687
Franklin, TN 37065

MAP & PARCEL:
117-12-0-132.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anita J. Woltering, widow,** hereinafter called the Grantor(s), has bargained and sold and by these presents do transfer and convey unto **Harvey J. Murff and wife, Suzanne S. Murff**, hereinafter called the Grantee(s), their heirs and assigns, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 of Block "B", Galecrest Subdivision, No. 2, as of record in Book 843, page 30, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the southerly line of Clairmont Place, and runs back between lines 182.40 feet on the westerly line and 183.3 feet on the easterly line to a dead line on which it measures 75 feet.

Being the same property Robert J. Woltering and wife, Anita J. Woltering by Quitclaim from Woltering Family Limited Partnership, of record in Instrument number 200009060088135, Register's Office of Davidson County, Tennessee. Robert J. Woltering having since died.

SUBJECT TO THE FOLLOWING:

1. 2002 Taxes are a lien, but not yet due and payable.
2. Plat of record in Book 843, page 30, RODC, TN.
3. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I 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.

This ( ) unimproved (X) improved property is known as: 1487 Clairmont Place, Nashville, TN 37215

37215

WITNESS MY HAND(S) THIS 3RD DAY OF APRIL, 2002 IN FRANKLIN, TENNESSEE.

Anita J. Woltering
SELLER: ANITA J. WOLTERING

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Anita J. Woltering the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of April, 2002 in Franklin, TN.

Stephen L Meyer
Notary Public

My Commission Expires: 5-26-02

STEPHEN L MEYER NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

LeighAnne Sailors
Affiant

Sworn to and subscribed to me, the undersigned, this 3rd day of April, 2002, in Franklin, Tennessee.

Cynthia Ann Goe
Notary Public

My Commission Expires: 2/5/06

CYNTHIA ANN GOE NOTARY PUBLIC AT LARGE WILLIAMSON

TNJ/cg/12373.2002