Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David W. Bessire and wife, Madeline M. Bessire**, hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Stephanie Murphy**, (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in DAVIDSON County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

Davidson County DEEDWARR
Recvd: 04/11/02 13:41 3pgs
Fees:18.00 Taxes:392.20
20020411-0045076

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 5th **day of** ~~MARCH~~ April **2002.**

David W. Bessire

David W. Bessire

Madeline M. Bessire

Madeline ~~M.~~ Bessire
N MMB

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **David W. Bessire and wife, Madeline M. Bessire**, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 5th **day of** April **2002.**

Cheryl M. Traverse

Notary Public
My Commission expires: 12-30-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires DEC. 20, 2003

STATE OF Tennessee
COUNTY Of Williamson

104,000.00 SCM

The actual consideration or value, whichever is greater, for this transfer is ~~$89,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Stephanie Murphey
Affiant

Subscribed and sworn to before me this 5th **day of** April **2002.**

Cheryl M. Traverse
Notary Public
My Commission expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 20, 2003

Map and Parcel: 73-13-129.00

Address of New Owner:
2609 Highview Drive
Nashville, TN 37206

Send Tax Bills To:

Same

6020074

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee.

Being Lot No. 9 on the Plan of Dugger Heights Section III, of record in Plat Book 1835, Page 54, Register's Office for said County.

Said Lot 9 fronts 84 feet on the northerly side of Highview Drive and runs back between parallel lines 177 feet to a dead line.

Being the same property conveyed to David W. Bessire and wife, Stella B. Bessire from C.S. Dugger and wife Fannie Mai Dugger by Warranty Deed dated November 19, 1952, and recorded November 21 1952, in Book 2101, page 509, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to Restrictive Covenant of record in Book 1970, Page 362, and all matters of record on plat in Plat Book 1835, page 54, Register's Office for Davidson County, Tennessee