PICK-UP

Davidson County DEEDWARR
Recvd: 04/15/02 11:31 3pgs
Fees:18.00 Taxes:740.00
20020415-0046250

THIS INSTRUMENT PREPARED BY:
THEODORE H. PAILET, Attorney
1906 Chet Atkins Place
Nashville, Tennessee 37212 - 2149

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Theodore H. Pailet Louise M. Pailet 3901 Harding Road, #706 Nashville TN 37205-1848	Theodore H. Pailet, Attorney 1906 Chet Atkins Place Nashville, TN 37212-2149	103-16-A-66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO1/00 DOLLARS ($10.00) cash in hand paid and other good and valuable considerations by the "Grantees" herein, the receipt thereof is hereby acknowledged, the undersigned, Eugene David Murphy and spouse, Rosemarie B. Murphy, the "GRANTORS" herein, have bargained and sold, and by these presents do transfer and convey unto the said "GRANTEES", Theodore H. Pailet and spouse, Louise M. Pailet, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit Number 706 of Rokeby Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5050, page16, and amended in Book 5060 page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Eugene David Murphy and spouse, Rosemarie B. Murphy, by deed of record in Book 10438, page 765, Register's Office for Davidson County, Tennessee.
This is improved property known as 3901 Harding Road #706, Nashville, Tennessee 37205.

This conveyance is made subject to the following:

1. Property taxes for the year 2002, which have been prorated as of the date hereof, payment of which is expressly assumed by Grantees.

2. The provisions of a Master Deed Establishing a Horizontal Property Regime of The Rokeby Condominium Apartments and By-Laws of record in Book 4829, page 138, Book 4983, Page 98, Book 5096 Page 409, Book 5459 Page 179, Book 7399 Page 814, and in Book 9828 Page 213, all of the Register's Office for Davidson County, Tennessee.

3. Matters set forth in the referenced Condominium Plan of record.

TO HAVE AND TO HOLD the said Units and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And Grantors do covenant with the Grantees, that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 the Grantors' signature this 15th day of April, 2002.

Eugene David Murphy

Rosemarie B. Murphy

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Louise M. Pailet
AFFIANT

Subscribed and sworn to before me this 15th day of April, 2002.

Jeanne Fawbush
Notary Public

My Commission Expires: 1/29/2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jeanne Fawbush a Notary Public in and for the County and State aforesaid, personally appeared Eugene David Murphy and spouse, Rosemarie B. Murphy, 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 and seal, at office in Nashville, Tennessee, this 15th day of April, 2002.

Jeanne Fawbush
Notary Public

My Commission Expires: 1/29/2005