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Davidson County DEEDWARR
Recvd: 06/10/02 13:28 2pgs
Fees:13.00 Taxes:1971.92
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WARRANTY DEED

This Indenture made this **31st** day of **May, 2002** between **James R. Toth and Victoria L. Toth, husband and wife, ,** GRANTOR, and **Darin R. Murphy and Allison Hamell, joint tenants with right of survivorship ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Said Lot Number 46 fronts 154.4 feet on the northerly side of Montcrest Drive and extends back 423.8 feet on the east line and 508.9 feet on the west line to a broken line in the rear measuring a total of 330.4 feet thereon.

Being the same property conveyed to James R. Toth and Victoria L. Toth, Husband and wife, by Warranty Deed from C. J. Barclay and Virginia H. Barclay, Husband and wife, of record in Book 6378, page 132, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2435, page 237; Book 4207, page 397; Book 2603, page 440; and Book 4169, page 719, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 6109 Montcrest Drive, Nashville, Tennessee 37205.

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 we do covenant with said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **31st** day of **May, 2002.**

James R. Toth

Victoria L. Toth

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Toth and Victoria L. Toth, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of May, 2002

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE SOUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $532950

Affiant

Subscribed and sworn before me this 31st day of May, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Dann R. Murphy
6109 Montcrest Drive
Nashville, Tennessee 37205

Send Tax Bills to:
Citibank, FSB
12856 N. Outer 40 Drive
St. Louis, MO 63141

Map & Parcel Number:

Map 144-15-O Parcel 24