


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

John Emerson Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 12th day of July, 2002.

Katherine W. Buford
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Emerson Murphy | First Horizon Home Loans D/B/A First Tennessee Home Loans | 105-13-87 |
| (NAME) 1403 Linden Avenue | (NAME) 10741 King William Drive | |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) Dallas, TX 75220 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE,

**BRENDA G. FRIERSON, UNMARRIED,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JOHN EMERSON MURPHY,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 43 feet of Lot No. 61 on the Map of Belmont Land Company's Plan of Lots, as of record in Book 421, Page 34, Register's Office for Davidson County.

Said part of Lot No. 61 fronts 43 feet on the south side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Brenda G. Frierson by Quit Claim deed from Sherman W. Frierson of record in Book 9230, Page 738, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1403 Linden Ave., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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.

Witness my/our hand(s) this 12th day of July, 2002.

Brenda G. Frierson

Davidson County DEEDWARR
Recvd: 07/16/02 10:39 2pgs
Fees:13.00 Taxes:517.63
20020716-0085300

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda G. Frierson, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 12th day of July, 2002.

Commission expires: 3-30-03

Notary Public

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.