WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Lynn R. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 2002

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn R. Murphy (NAME)	Bank of America, N.A. (NAME)	115-1-22
1015 Downey Drive (ADDRESS)	414 Union Street (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37289 (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, David W. Morgan and wife, Bonnie S. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn R. Murphy, Unmarried

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 Lot No. 20 on the plan of Brook Meade Addition, Section 1, of record in Book 2663, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 20 fronts 155 feet on the westerly margin of Downey Drive and extends back 236.4 feet on the northerly line and 216.3 feet on the southerly line to a broken line in the rear, measuring 219.0 feet thereon.

Being the same property conveyed to David W. Morgan and wife, Bonnie S. Morgan by deed from Jewell H. Barrick and wife, Lillian Johnson Barrick of record in Book 9716, Page 9, Register's Office for Davidson County, Tennessee.

Bonnie S. Morgan executes this instrument as Attorney-in-Fact on behalf of David W. Morgan, pursuant to the Power of Attorney recorded in Instrument #20020816-0099457, Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 08/16/02 14:09 2pgs
Fees:13.00 Taxes:610.50
20020816-0099452

unimproved ( )
This is improved (X) property, known as 1015 Downey Drive, Nashville, TN 37205
(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 our hand s this 9th day of August 2002

David W. Morgan
David W. Morgan

By: Bonnie S. Morgan
Bonnie S. Morgan, Attorney-in-fact

Bonnie S. Morgan
Bonnie S. Morgan

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 Bonnie S. Morgan

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of August, 2002.

Commission expires 10-25-03

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie S. Morgan, to me known to be the person who executed the foregoing instrument on behalf of David W. Morgan, and acknowledged that she executed the same as the free act and deed of said David W. Morgan.

Witness my hand and official seal at office, this August 9, 2002.

Notary Public

My Commission expires: 10-25-03

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE