WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Murphy	David J. Murphy	17-280.00
(NAME)	(NAME)	
2875 Lower Walkers Creek Road	2875 Lower Walkers Creek Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Morris E. Ayers, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Murphy and Mary J. Murphy, husband and wife, 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 the 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 on the survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows:

Beginning at an iron pin set in the northwesterly margin of Lower Walker's Creek Road, said point being 1006.82 feet south of the original northwest corner of this tract as described in deed of record in Book 3572, page 616, Register's Office for said County, thence, along the northwesterly margin of Lower Walker's Creek Road S 60 degrees 12' 20" W 82.18 feet to a point; thence S 65 degrees 20' 50" W 220.57 feet to an iron pin set; thence leaving the northwesterly margin of Lower Walker's Creek Road N 41 degrees 40' 7" W 246.75 feet to an iron pin set; thence N 62 degrees 50' 4" W 740.95 feet to an iron pin set; thence N 67 degrees 13' 34" E 531.34 feet to an iron pin set; thence S 46 degrees 23' 19" E 410.07 feet to an iron post; thence S 35 degrees 8' 31" E 150.66 feet to an iron pin set; thence S 61 degrees 30' 25" E 123.82 feet to a hackberry tree; thence S 40 degrees 50' 34" E 172.28 feet to the beginning, containing 6.950 acres, more or less.

Being the same property conveyed to Morris E. Ayers by deed from James H. Detlefsen and wife, Teresa A. Detlefsen of record in Book 10753, page 821, Register's Office fro Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2875 Lower Walkers Creek Road, Goodlettsville, TN 37072

(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 hand this 16th day of September, 2002.

Morris E. Ayers

Davidson County DEEDWARR
Recvd: 09/23/02 09:55 2pgs
Fees:13.00 Taxes:832.50

20020923-0115397

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 Morris E. Ayers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of September, 2002.

Commission expires:
11/27/04

Notary Public