File Box 24

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Stephen R. Murphy and Elizabeth D. Murphy
2409 Kline Avenue
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-8
PARCEL 140.00
6DA-25425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Shirley M. Zielinski, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stephen R. Murphy and wife, Elizabeth D. Murphy, as tenants by the entirety, 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:

BEING Lot No. 307, on the Plan of Grandview Heights Subdivision, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Czeslaw Zielinski and wife, Shirley M. Zielinski, by deed from James Wylie Keeton and wife, Mae Frances Keeton of record in Book 6378, Page 691, Register's Office for Davidson County, Tennessee. The said Czeslaw Zielinski having since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2003 have been pro-rated and assumed by Grantees.

This is improved property known as 2409 Kline Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen R. Murphy and wife, Elizabeth D. Murphy, their heirs and assigns, forever; and I, Shirley M. Zielinski, a widow do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/05/03 15:39 2pgs
Fees:13.00 Taxes:499.50

20030205-0016207

Witness my hand this the 30 day of January, 2003.

Shirley M. Zielinski

STATE OF Missouri)
COUNTY OF Cape Girardeau)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shirley M. Zielinski, a widow 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Cape Girardeau, Missouri, this the 30 day of January, 2003.

NOTARY PUBLIC

My Commission Expires: Sept 2, 2006

BOBBI SEABAUGH
Notary Public - Notary Seal
STATE OF MISSOURI
Cape Girardeau County
My Commission Expires: Sept. 2, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY