[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Danny Murphy	New Owner	Map 118-05-0
1507 Linden Avenue		Parcel 15
Nashville, TN 37212		11372 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Marianne Gates now known as Marianne Gates Richter and husband, William A. Richter, Sr.** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Danny Murphy, a married person** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 184 and the southerly 5 feet of Lot No. 183, on the Map of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Howard Gates and Marianne Gates, of record in Book 2392, page 349, Register's Office for Davidson County, Tennessee. The said Marianne Gates having conveyed her ½ undivided interest to Sadie G. Gates of record in Book 2693, page 175, said Register's Office. The said Howard Gates having since died leaving Sadie G. Gates as the sole surviving tenant by the entirety. The Sadie G. Gates died on January 13, 2002, leaving Marianne Gates as the sole surviving heir by the entirety.

This is improved property located at 3203 Granny White Pike, Nashville, TN 37204.

Marianne Gates and Marianne Gates Richter are one and the same person.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

Davidson County DEEDWARR
Recvd: 02/25/03 11:16 3pgs
Fees:18.00 Taxes:444.00

20030225-0024825

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Danny Mughes
Affiant

Subscribed and sworn to before me this day of February, 2003.

Notary Public

My Commission Expires: 2-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of February, 2003.

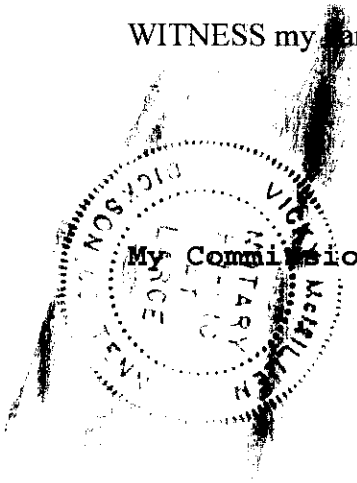
Marianne Gates Richter
Marianne Gates now known as
Marianne Gates Richter

William A. Richter Sr.
William A. Richter, Sr.

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 **Marianne Gates now known as Marianne Gates Richter and husband, William A. Richter, Sr.**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of **February,** 2003.



Notary Public

My Commission Expires: 2-19-03