WARRANTY DEED

B-CMM-03-0407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie R. Murphy	Chase Manhattan Mortgage	
407 General George Patton Drive (ADDRESS)	5409 Maryland Way, Ste. 202 (NAME) (ADDRESS)	142-9-F407 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA ANN PEDIGO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CONNIE R. MURPHY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certian Condominium Apartment in Davidson County, Tennessee, being Unit No. 407, together with the carport designated 407-C, on the Plan of RIVER PLANTATION, SECTION VIII, PHASE II, of record in Book 6900, pages 514, 515, 516, and 517, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Patricia Ann Pedigo, unmarried by Deed dated November 29, 1995, filed for record on December 1, 1995 in Book 9874, Page 689 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 04/09/03 10:34 2pgs
Fees:13.00 Taxes:477.30
20030409-0047146

unimproved ( )
This is improved (X) property, known as 407 General George Patton Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of March, 2003.

Patricia Gilbert Pedigo by Brandon Pedigo Attn-in-fact
Patricia Ann Pedigo

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31 day of March, 2003, before me personally appeared Brandon Garfield Pedigo to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia Gilbert Pedigo and who acknowledged that he/she executed the same as the free act and deed of the said Patricia Gilbert Pedigo by virtue of that Power of Attorney, duly executed by the said Patricia Gilbert Pedigo on October 29, 2002, ~~2000~~ and recorded concurrently herewith in Instrument No. _____ or Book *, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2003.

* 20030409-0047145

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903