THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 05/06/03 14:21 2pgs
Fees:13.00 Taxes:426.67

20030506-0060365

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Susan A. Thompson 7019 Bonnamere Drive Hermitage, TN 37076	First Horizon Home 181 East Main Street, S-6 Hendersonville, Tn 37075	74-8-5

FOR AND IN 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,

Terry J. Murphey, Jr. and wife, Stephanie A. Murphey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan A. Thompson, 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 the 14th Civil District of Davidson County, Tennessee, being Lot Number 826, on the Plan of Hermitage Hills Subdivision, Section Seven, of record in Book 3300, Pages 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry J. Murphey, Jr. and wife, Stephanie A. Murphey, a married man, by Deed, dated April 30, 2001, of record in Instrument No. 20010504-0046127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 7019 Bonnamere Drive Hermitage, TN 37076

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 HANDS THIS 30th day of April, 2003

Terry J. Murphey, Jr. — Stephanie A. Murphey

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Terry J. Murphey, Jr. and wife, Stephanie A. Murphey

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 30th day of April, 2003.

~~K. J. Shelton~~ ED TIGNOR
Notary Public

My Commission expires August 24, 2003

ED TIGNOR
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.
MY COMMISSION EXPIRES:
DECEMBER 7, 2005

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,317.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2003

My Commission Expires: August 24, 2003

~~K. J. Shelton~~ ED TIGNOR
Notary Public

ED TIGNOR
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.
MY COMMISSION EXPIRES:
DECEMBER 7, 2005