Davidson County DEEDWARR
Recvd: 06/03/03 16:29 2pgs
Fees:13.00 Taxes:699.30
20030603-0075754

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

**WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| Abraham J. Fisscher<br>3203 Granny White Pike<br>Nashville, TN 37204 | America's Wholesale Lender<br>750 Old Hickory Blvd.<br>Brentwood, TN 37027 | 118-05-0-15 |

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, Danny Murphy, a married person, hereinafter called the Grantor, has bargained and sold, and by these resents do transfer and convey unto Abraham J. Fisscher, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

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, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Danny Murphy, a married person, from Marianne Gates, now known as Marianne Gates Richter and husband, William A. Richter, Sr., by deed of record in Instrument Number: 20030225-0024825, said Register's Office.

This is improved property known as: 3203 Granny White Pike, Nashville, TN 37204

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;

1. Plat of record in Book 332, page 10, and any restrictions ancillary thereto, said Register's Office.
2. Taxes for 2003, a lien, not yet due and payable.

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. Whenever 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 23rd day of May, 2003.

Danny Murphy

_____

S tate of Tennessee
County of _____

Before me, the undersigned, a notary in and for the state above, personally appeared the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of _____ as _____ attorney-in-fact, as the free act and deed of the within named _____.

Witness my hand and official seal at office this _____, day of _____, _____.

My commission expires:

_____
NOTARY PUBLIC

_____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____, or other officer authorized to execute the instrument on the behalf of _____, the within named bargainor, a Corporation, and that ____ as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by ___self as _____. Dated _____ day of _____, 2003

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF ~~Tennessee~~
COUNTY OF Sumner

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Danny Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained. Dated this 23rd day of May, 2003

NOTARY PUBLIC

My commission expires: 7/6/05

STATE OF ~~Tennessee~~
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me this 23d day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.