(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,600.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of August, 2003.

Notary Public

My Commission Expires: 11/22/05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/04/03 16:15 2pgs
Fees:13.00 Taxes:279.72
20030904-0128911

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephanie D. Flatt
125 Dodge Drive
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Union Planters Bank, NA
P.O.Box 2282
Memphis, TN 38101

MAP-PARCEL NUMBERS:
119-03-036

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shelia Ann Murphy**, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to **Stephanie D. Flatt, unmarried** hereinafter referred to as 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 Number 7 on the Plan of Crescent Heights, of record in Plat Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as acquired by James T. Murphy and wife Sheila Ann Murphy by Deed from the Department of Housing and Urban Development, as of record in Book 8195, Page 963, Register's Office for Davidson County, Tennessee.

Being further conveyed to Shelia Ann Murphy by Quitclaim Deed from James T. Murphy of record in Book No. 10027, Page 974 Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, Page 106, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2495, Page 513, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 125 Dodge Drive, Nashville, Tennessee 37210.

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 I 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of August, 2003.

Shelia Ann Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelia Ann Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2003.

Notary Public

My Commission Expires: 1/1/2005

NOTARY PUBLIC AT LARGE

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