(3)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,600.00

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of August, 2003.

_____
Notary Public

My Commission Expires: 11/2/05

WILLIAM K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Murphy, Jr.
3619 Westbrook Avenue
Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 09/15/03 16:07 2pgs
Fees:13.00 Taxes:675.62
20030915-0135339

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 104-050-240.00 CO

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, **Paul T. Couch, married** hereinafter referred to as Grantors, hereby transfers and conveys to **James Murphy, Jr., 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:

Land in Davidson County, Tennessee, being Lot No.471 on the Plan of Richland Realty Co.'s Division "C" of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul T. Couch, unmarried by Warranty Deed from Edward I. McPherson and wife, Viola M. McPherson of record in Book 9313, Page 382, Register's Office for Davidson County, Tennessee, dated April 8, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 31, 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 3619 Westbrook Avenue, Nashville, Tennessee 37205.

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 29th day of August, 2003.

Paul T. Couch by Atty in fact

Paul T. Couch

Patricia McGee Couch by Atty in fact

Patricia McGee Couch *

* Patricia McGee Couch conveys any and all of her martial interest in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr. whom I am personally acquainted and who proved himself to be the attorney-in-fact for Paul T. Couch and Patricia McGee Couch who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Paul T. Couch and Patricia McGee Couch.

Witness my hand and official seal this29th day of August, 2003.

My Commission Expires: 11/2/06

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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