Davidson County DEEDWARR
Recvd: 12/30/03 15:47 4pgs
Fees:23.00 Taxes:309.88
20031230-0184169

THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Brian D. Siewert Post Office Box 121465 Nashville, Tennessee 37212-1465	Post Office Box 121465 Nashville, Tennessee 37212-1465	072-090/118.00

FOR AND IN CONSIDERATION of the sum of Eighty Three Thousand Seven Hundred Fifty Dollars and no/100 ($83,750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Edith C. Murphy(formerly Edith S. Conlee) (the "Grantor") has bargained and sold and by these presents does transferred and convey unto Brian D. Siewert an unmarried person , (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Number 35 of Block 2 on the map of Burchwood Place being a subdivision of The Burchwood Estate of record in Book 547, Page 183, Register Office of Davidson County, Tennessee.
>
> Being the same property conveyed to O.G. Conlee (deceased) and wife, Edith S. Conlee (now Edith C. Murphy) by Deed of Record in Book 2643, Page 425, Register's Office for Davidson County, Tennessee.

An Affidavit of Heirship and Name Affidavit are being filed si multaneously herewith. Possession upon delivery of the Deed. 2003 Real Estate Taxes to be paid by the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed as follows:

1. A sewer/storm drainage easement of record in Book 4241, Page 898, Register's Office for Davidson County, Tennessee.

2. All matters on the plat of record in B ook 547, Page 183 , Register's Office of Davidson County, Tennessee.

3. All matters shown on an unrecorded plat for Edith Murphy by Carroll Carmen dated November 26, 2003.

4. By acceptance of this Deed, Grantee acknowledge that they have satisfied himself as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, structure and roof; and Grantee acknowledges that the property herein conveyed is being conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.

And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, I have set our hands on this 29th day of December, 2003.

Edith C. Murphy
Edith C. Murphy (formerly Edith S. Conlee)

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Edith C. Murphy (formerly Edith S. Conlee), the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 29th day of December, 2003.

Martin C. Green
NOTARY PUBLIC

My Commission Expires: 3-27-2004

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 83,750.00.

AFFIANT

Sworn to and subscribed before me
this 30th day of December, 2003.

Notary Public

My Commission Expires: 3-27-04

Walter Murphy, spouse of Edith C. Murphy joins herein solely for the purpose of consenting to this Deed and releasing and conveying to the Grantee any and all rights, title and interest he may have in the property whether arising by virtue of marriage or otherwise.

Walter Murphy

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Walter Murphy, the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 29th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-2004

NAME AFFIDAVIT

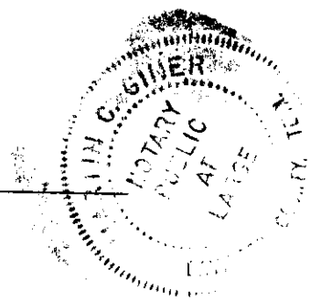
THE UNDERSIGNED HEREBY CERTIFIES THAT EDITH C. MURPHY AND EDITH S. CONLEE ARE ONE AN THE SAME PERSON.

Edith C. Murphy

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF December, 2003.

Martha C. Giner
NOTARY PUBLIC



MY COMMISSION EXPIRES:

3 / 27 / 2004