Return to:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/07/04 14:11 3pgs
Fees:18.00 Taxes:1124.80

20040107-0002748

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kyle Mouille **3724 Woodmont Lane** **Nashville, TN 37215**	**Map 116-12** **Parcel 58**	**Capital Bank & Trust Company** **1820 West End Avenue** **Nashville, TN 37203**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James Leo Murphy, III** and wife, **Marie A. Murphy** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Kyle Mouille**, unmarried (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and paid at closing. Grantee assumes responsibility for all subsequent years.

2. All matters appearing on the Plan of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County Tennessee.

3. All easements and restrictions of record.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever .

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~
DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $304,000.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 2003.

Notary Public
My Commission Expires: 1-24-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

917453 v1
999999-009 12/13/03

IN WITNESS WHEREOF, the Grantors have executed this Deed this 15th day of December, 2003.

James Leo Murphy III

Marie A. Murphey

Marie A, Murphy

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **James Leo Murphy, III and wife Marie A. Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville Tennessee, on this the 15th day of December. 2003.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
1-27-05

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly part of Lot No. 3 Block "F" on the Plan of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County Tennessee.

Said part of Lot No. 3 Block "F", which is a corner tract, fronts 72.6 feet on the southeasterly margin of Woodmont Lane, and fronts 35 feet on the southwesterly margin of Tulane Court, said frontages being joined by a curve having a length of 42.8 feet, and extends back 151.3 feet on the southeasterly line and 134.5 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to James Leo Murphy, III and wife, Marie A. Murphy, by deed from Thomas C. Chang, unmarried, of record in Book 9758, page 237, Register's Office for Davidson County Tennessee.

James Leo Murphy, III and James L. Murphy, III are one in the same person.

Kyle L. Mouille and Kyle Mouille are one in the same person.