Davidson County DEEDWARR
Recvd: 01/21/04 16:09 2pgs
Fees:13.00 Taxes:296.00
20040121-0008339

WARRANTY DEED

B-CASH-04-3604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Danny Murphy
Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-22-06
(AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Murphy	New Owner (NAME)	
3604 Pilcher Avenue		104-01-0-251.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANCES KING THORNELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANNY MURPHY, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 175 and 176 on the Plan of West Grove Addition, as of record in Book 421, page 88, Register's Office for said County described as follows:
Beginning at a point in the northerly margin of Pilcher Avenue 110 feet westerly from the westerly margin of 36th Avenue, North; thence northwardly parallel to said 36th Avenue, North 150 feet to an alley; thence westwardly with siad alley 50 feet; thence southwardly parallel to 36th Avenue, North 150 feet to the northerly margin of Pilcher Avenue; thence eastwardly with said margin of said avenue, 50 feet to the beginning.

BEING the same property conveyed to Frances King Thornell by deed from Virgil C. King and wife, Nadine Haynes King dated July 12, 1976 and filed for record July 19, 1976 in Book 5047, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3604 Pilcher Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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; 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 GRANTEE(S), 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/our hand(s) this 14th day of January, 2004.

Frances King Thornell
Frances King Thornell

Mark F. Thornell
Mark F. Thornell

Spouse of Grantor herein joins in the execution of this instrument for the purpose of conveying all marital interest in and to said property.

STATE OF Tennessee

COUNTY OF Davidson

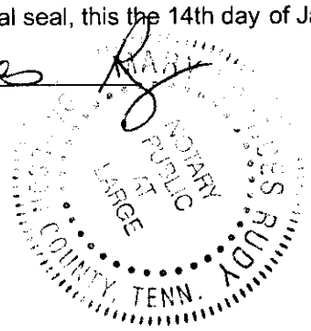
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Frances King Thornell and Mark J. Thornell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of January, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires:

(SEAL) 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903