#7246 Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,600.00

Janice Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Murphy	GMAC Mortgage Corporation	148-9-45
(NAME)	(NAME)	
363 Margo Lane	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37211	Brentwood, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Virginia Graves, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice Murphy, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to George Robert Graves and wife, Virginia Graves, by deed of record in Book 4420, Page 741, Register's Office for Davidson County, Tennessee.

The said George Robert Graves is now deceased.

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

This instrument is executed on behalf of Virginia Graves by Charles Taylor Graves as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book 8523, Page 463, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 363 Margo Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 02/03/04 13:28 3pgs
Fees:18.00 Taxes:324.12

20040203-0013053

Witness my hand this 29th day of January, 2004.

Virginia Graves by Charles Taylor Graves her Attorney in Fact

1-29-04

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of January, 2004, before me personally appeared Charles Taylor Graves, the person who executed the foregoing instrument on behalf of Virginia Graves and who acknowledged that he executed the same as the free act and deed of the said Virginia Graves, through Power of Attorney granted him by the said Virginia Graves.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2004.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

File No.: 7246

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Haywood Heights Section II of record in Plat Book 2663, Page 13, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.