AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2004.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James L. Murphy, **Marie A. Murphy**	Bank of America	**117-15-112**
1634 Observatory Drive	P.O. Box 17404	
Nashville, TN 37215	Baltimore, MD 21297-1404	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hammond and Brandt Builders, LLC., a Tennessee limited liability company, successor in interest to Hammond & Brandt Builders, a Tennessee general partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James L. Murphy, and wife, Marie A. Murphy

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:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Map of Section 1, Green Hills Subdivision, of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Hammond and Brandt Builders, a Tennessee General Partnership, by Warranty Deed from Bobby L. Wright and wife, Betty H. Wright, of record in Instrument No. 20021231-0162800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Hammond & Brandt Builders, a Tennessee general partnership, now being known as Hammond & Brandt Builders, LLC., a Tennessee limited liability company.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2004 and subsequent years, a lien, but are not yet due and payable.
The Plan of Record in Book 547, page 128, said Register's Office.
Subject to easements of record in Instrument No. 20030425-0056011 and Instrument No. 20030425-0056012, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1634 Observatory Drive, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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: 02/25/04 12:32 2pgs
Fees:13.00 Taxes:2035.00

20040225-0021498

Witness my/our hand(s) this 20th day of February, 2004.

Hammond and Brandt Builders, LLC.

X Walter T. Brandt CHIEF MANAGER

Walter T. Brandt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, the within named Walter T. Brandt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager for Hammond & Brandt Builders, LLC., and that he is authorized by Hammond & Brandt Builders, LLC., to execute this instrument on its behalf by himself as such Chief Manager.

Witness my hand, at office, this 20th day of February, 2004.

Notary Public

My Commission Expires:

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005