313 BCCB Kimmins

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Richard A. Murphy 4104 Legend Hall Nashville, TN 37215	Same	72-5 034.00 72-5 035.00 72-5 048.00 72-5 049.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

Davidson County DEEDWARR
Recvd: 03/24/04 14:51 4pgs
Fees:23.00 Taxes:614.20

20040324-0033497

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **MCINTOSH-MURPHY PARTNERSHIP, A GENERAL PARTNERSHIP OF RICHARD A. MURPHY AND G. DAVID MCINTOSH, JR., a/k/a RICHARD MURPHY/DAVID MCINTOSH, PARTNERSHIP** ("Grantor") has bargained and sold, and hereby transfers and conveys to **RICHARD A. MURPHY** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of Grantor's interest in 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 assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

G. David Murphy
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2004.

Richard F. Warner
Notary Public
My Commission Expires: 11/26/2005

RICHARD F. WARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

920646 v1
104855-000 01/29/04

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of a one-half interest in the Property in fee simple; that Grantor has a good right to convey such interest in the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

Executed this 31st day of January, 2004.

G. David McIntosh, Jr.

MCINTOSH-MURPHY PARTNERSHIP, A GENERAL PARTNERSHIP OF RICHARD A. MURPHY AND G. DAVID MCINTOSH, JR., a/k/a RICHARD MURPHY/DAVID MCINTOSH, PARTNERSHIP

By: _____
G. David McIntosh, Jr., Partner

By: _____
Richard A. Murphy, Partner

This is improved property, known as 3011, 3014 and 3016 Ambrose Avenue, Nashville, Tennessee 37207 and unimproved property, known as 3009 Ambrose Avenue, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, RICHARD F. WARREN, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **G. David McIntosh, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **McIntosh-Murphy Partnership, a general partnership of Richard A. Murphy and G. David McIntosh, Jr., a/k/a Richard Murphy/David McIntosh, partnership**, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31st day of January, 2004.

Notary Public

RICHARD F. WARREN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11-26-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, RICHARD F. WARREN, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Richard A. Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **McIntosh-Murphy Partnership, a general partnership of Richard A. Murphy and G. David McIntosh, Jr., a/k/a Richard Murphy/David McIntosh, partnership**, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31st day of January, 2004.

Notary Public

RICHARD F. WARREN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11-26-2005

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 16 fronts 70 feet on the east side of Ambrose Avenue and extends back 212.7 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to RICHARD MURPHY/DAVID MCINTOSH, PARTNERSHIP by deed from CLAUDE H. GENTRY AND WIFE, BOBBIE JEAN ADCOCK GENTRY, of record in Book 7449, Page 730, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Rothwood, Section 1, as of record in Book 1424, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70 feet on the easterly side of Ambrose Avenue, and runs back between parallel lines 212.7 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to G. DAVID MCINTOSH, JR., AND RICHARD A. MURPHY by deed from JOSEPH CHARLES REEVES, JR., of record in Book 7449, Page 730, said Register's Office.

Tract 3:

Being Lot No. 23 on the Plan of Rothwood, Section 1, as of record in Book 1424, page 134, Register's Office for Davidson County to which plat reference is hereby made for a more complete and accurate description of said property.

Tract 4:

Being Lot No. 24 on the Plan of Rothwood, Section 1, as of record in Book 1424, page 134, Register's Office for Davidson County to which plat reference is hereby made for a more complete and accurate description of said property.

Tracts 3 and 4 being the same property conveyed to MCINTOSH-MURPHY PARTNERSHIP, A GENERAL PARTNERSHIP OF RICHARD A. MURPHY AND G. DAVID MCINTOSH, JR. by deed from J.T. DUGGER & SON CO., INC., of record as instrument number 20001027-0106403, Register's Office for Davidson County, Tennessee.