WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/08/04 11:03 2pgs
Fees:13.00 Taxes:699.30
20040408-0040184

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-12-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, One Burton Hills Boulevard, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marabeth Quinn	Marabeth Quinn	103-08-0261
(NAME)	(NAME)	
408 North Wilson Blvd.	408 North Wilson Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37205	
(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,

George F. Murphy and wife, Louise E. Murphy, as tenants by the entirety, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marabeth Quin, married, Lisa A. Cochran, unmarried, and Jon M. Ivey, 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 north of Lot No. 379 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for said County.

Beginning at a point in the easterly margin of Wilson Avenue or Boulevard at the common corner of Lots Nos. 378 and 379, thence with the line between said lots, eastwardly 163 feet to the common corner of Los Nos. 378, 379, 381 and 382; thence with the line between Lots Nos. 379 and 382, southeasterly 40 feet to the northerly margin of a 15 foot alley; thence with the margin of the same, southwestardly 18.6 feet to a point 189.4 feet east of the northeast intersection of Wilson Avenue and said alley; thence westwardly 164.9 feet to a point in the easterly margin of said Avenue, northwardly 46 feet to the point of beginning.

Being the same property conveyed to George F. Murphy and wife, Louise E. Murphy, as tenants by the entirety, by Quitclaim Deed from Sam E. Stansbury, Trustee, dated February 10, 1990, of record in Book 8044, page 408, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 408 North Wilson Blvd., Nashville, TN 37205
(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.

Witness our hands this 26th day of March, 2004.

George F. Murphy

Louise J. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George F. Murphy, the within named bargainor, 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.

Witness my hand and official seal at Nashville, TN this 26th day of March, 2004.

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise E. Murphy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 26th day of March, 2004.

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06