THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 05/12/04 09:44 2pgs
Fees:13.00 Taxes:591.63
20040512-0054652

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Christy M. Fugate 304 Jackson Way Court Nashville, TN 37214	Capital Bank & Trust Company 1820 West End Ave. Nashville TN 37203	85-12-O-A-58 CO 03DZ 86707

FOR AND IN 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,

Murdock Construction Co., Inc., a Tennessee Corporation

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

Christy M. Fugate

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 Number 52, on the Plan of Rivers Edge, Section 3, Jackson Downs, Phase Two, of record in Plat Book 9700, Page 689, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Murdock Construction Co., Inc., a Tennessee Corporation by Deed, dated December 13, 2002, of record in Instrument No. 20021226-0158492, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 304 Jackson Way Court Nashville, TN 37214

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 22nd day of April, 2004

Murdock Construction Co., Inc.

BY: Donald Ray Murdock, Jr.

President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Donald Ray Murdock, Jr.

President * of Murdock Construction Co., Inc., a Tennessee Corporation

with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the

President *

of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2004

K. J. Shelton
Notary Public

My Commission expires: July 24, 2007

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 159,900.00

Affiant

Subscribed and sworn to before me this the 22nd day of April, 2004

K. J. Shelton
Notary Public

My Commission Expires: July 24, 2007

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN