This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Matthew E. Mauch
7684 Sawyer Brown Rd.
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 05/24/04 12:22 3pgs
Fees:18.00 Taxes:727.05
20040524-0060549

SEND TAX BILL TO:
Churchill Mortgage Corp.
761 Old Hickory Blvd. # 400
Brentwood, TN 37027

MORTGAGEE:

MAP **128**
GROUP
PARCEL **53.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen R. Murphy and wife, Elizabeth D. Murphy (fka Elizabeth D. Fisher)** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Matthew E. Mauch and wife, JeanaV. Mauch,** hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed to Stephen R. Murphy, a single man and Elizabeth D. Fisher, a single woman (n/k/a Elizabeth D. Murphy) expressly as joint tenants with right of survivorship by deed from Floyd W. Lovvorn and wife, Helen Marie Lovvorn of record in Instrument no. 20020501-0053687, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 7684 Sawyer Brown Rd., Nashville, Tennessee 37221.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors 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 the 18th day of May, 2004.

Stephen R. Murphy

Elizabeth D. Murphy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen R. Murphy and Elizabeth D. Murphy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $196,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit A

Lying and being in the 8th Civil District of Davidson County, Tennessee, on the east side of Sawyer Brown Road and being a portion of a 15.25 acre tract conveyed to O.O. Buttrey and wife, Lizzie Buttrey, by deed from W. A. Robinson and wife, dated July 28, 1954, of record in Book 2292, page 387, surveyed as follows by S. H. Hutchison, the 25th day of August, 1954. Beginning at an iron stake same being the northeast corner of Alvin Bigg's 6/10 acre lot; thence North 2 deg.East 150 feet to a stake, forked elm and cedar pointers; thence North 79 deg.West 240 feet to a point in Sawyer Brown Road and W. S. Truman's east line; thence with W. S. Truman's east line, South 2 deg. West 150 feet in said line, same being Alvin Biggs northwest corner; thence with Bigg's north line South 79 deg., East 240 feet to the beginning, containing 7/8 of an acre more or less. This is the same legal description as on the previous deed of record. The previous deed of record was illegible in part.