Davidson County DEEDWARR
Recvd: 06/16/04 13:14 2pgs
Fees:13.00 Taxes:725.20

20040616-0071288

WARRANTY DEED

G-RME-04-1009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to before me this 10th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Murphree	Chase Manhattan Mortgage	
1009 Cobble Street (ADDRESS)	(NAME) 10151 Deerwood Park Blvd. 4th loor, Suite 401 (ADDRESS)	172-15-A-110
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELLEN Y. JENKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH MURPHREE* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, Page 96, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ellen Y. Jenkins by deed dated April 1, 1998 and filed for record on April 2, 1998 in Book 10869, Page 37, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 10316, page 585; Book 9570, page 22; Book 9933, page 153; Book 9570, page 13; Book 9570, page 5; Plat Book 9700, page 96; and Instrument Number 20020807-0095356, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1009 Cobble Street, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 10th day of June, 2004.

Ellen Y. Jenkins

Ellen Y. Jenkins

STATE OF Tennessee
COUNTY OF Davidson

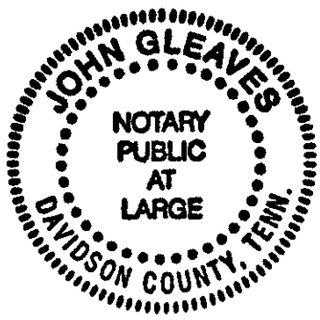
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen Y. Jenkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 10th day of June, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903