This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
James C. Bilbrey
1975 Lebanon Road
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 07/13/04 09:51 3pgs
Fees:18.00 Taxes:477.30
20040713-0083123

SEND TAX BILL TO:
Owner

MAP **075-14-0**
GROUP
PARCEL **3.00**

MORTGAGEE:

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 of which is hereby acknowledged, **James Thomas Murphy, Sr.** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **James C. Bilbrey and wife, Judy C. Bilbrey**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot no. 113 on the plan of Hermitage Estates, of record in Book 3300, page 70, Register's Office for said County, as follows:

Said Lot No. 113 fronts 107.2 feet on the easterly side of Luree Lane and runs back 148.2 feet on the northerly line and 148.8 feet on the southerly line to a dead line measuring 55 feet thereon.

Being the same property conveyed to James Thomas Murphy, Sr. by deed from Frances Elaine Murphy dated September 17, 2002, of record in Instrument No. 20020923-0115215, Register's Office for Davidson County, Tennessee. Betty Ann Murphy, wife of James Thomas Murphy, Sr., joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 8204 Luree Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien not yet due and payable. Map 075-14-0, Parcel 3.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 3403, page 556, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants. .

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3300, page 70, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his 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.

WITNESS my hand this the 8th day of July, 2004.

James Thomas Murphy, Sr.

Betty Ann Murphy

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Thomas Murphy, Sr. and wife, Betty Ann Murphy,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of July, 2004.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $129,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of July, 2004.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE