Davidson County DEEDWARR
Recvd: 08/13/04 09:22 2pgs
Fees:13.00 Taxes:480.45
20040813-0097979

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2004

Notary Public

MY COMMISSION EXPIRES 3/25/07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

File No. G4-2121D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard Murphy, III (NAME)	American Mortgage Network, Inc. (NAME)	73-13-192
1621 Lethia Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 85462 (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	San Diego, CA. 92186 (CITY)(STATE) (ZIP)	

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, **Georgia Y. Alexander and husband, Charles R. Alexander**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Richard Murphy, III,** 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:

LAND in Davidson County, Tennessee, being Lot Nos. 113 and 114, on the plan of Henderson Gardens, Section 2, which appears of record in Book 2900, Page 101, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Georgia Y. Alexander, by Deed dated July 19, 2001 from Ross M. Biggerstaff and wife, Rachel L. Biggerstaff of Record in Instrument Number 200108240091704, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

Charles R. Alexander joins in this conveyance for the purpose of conveying any interesthe may have in said property, particularly marital interest.

unimproved ( )

This is improved (XX) property, known as 1621 Lethia Drive, Nashville, TN 37206.

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. Whenever 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 6th day of August, 2004.

Georgia Y. Alexander

Charles R. Alexander

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Georgia Y. Alexander and husband, Charles R. Alexander, the bargainor(s), 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 purposes therein contained. Witness my hand and official seal, this 6th day of August, 2004.

Commission expires 9/7/06

Notary Public

D. TODD SHOLAR
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Prepared by &
~~**Return to**~~ Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

RETURN TO: 1649
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214