WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/04 09:08 2pgs
Fees:13.00 Taxes:666.00

20040817-0099135

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th Day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 7/21/07

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 181 E. Main Street Ste 2 Hendersonville, TN 37075

mail

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren L. Murhpy	SAME AS NEW OWNER	Map 58, Par. 72.00
(NAME)	(NAME)	
4727 Drakes Branch Road		
(ADDRESS)	(ADDRESS)	
Nahsville, TN	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James G. Barrett, Jr., married** , Married, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Warren L. Murphy, single**, a single person herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located at 4727 Drakes Branch Road, Nashville, Davidson County, Tennessee 37218.

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of the Robert A. Hunt Property containing 2.61 acres, more or less, as of record in Plat Book 8250, page 179, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to Ricci A. Hal, unmarried, by Warranty Deed from Robert A. Hunt and wife, Barbara A. Hunt, dated 04/07/1993 and filed of record in Book 8913, page 985, said Register's Office.

Being part of the same property conveyed to Grassland Financial Services, Inc by Substitute Trustee's Deed from David G. Mangum as Substitute Trustee, dated 05/14/2004 and filed of record in Instrument 20040519-0058549, said Register's Office.

Being part of the same property conveyed to James G. Barrett, Jr. by Quit Claim Deed from Dennis R. Spain, President of Grassland Financial Services, Inc., dated 05/25/2004 and filed of record in Instrument 20040528-0063282, said Register's Office.

Subject to encroachments, overlaps, boundary lines disputes, incumbrances of the property, and other matters which would be disclosed by an accurate survey and inspection of the premises1.

THIS IS INVESTMENT PROPERTY AND NOT THE MARITAL RESIDENCE OF THE GRANTOR.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(x) property, known as 4727 Drakes Branch Road Nahsville TN
(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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 5th Day of August, 2004.

Witness my/our hand(s) this 5th Day of August, 2004.

James G. Barrett, Jr.

Mary S Barrett

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared James G. Barrett, Jr. and wife Mary S. Barrett, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th Day of August, 2004.

Dennis R Spain

NOTARY PUBLIC

DENNIS R. SPAIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 10-2-07