This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Subscribed and sworn to before me
This 27th day of August, 2004.

Notary Public

My Commission Expires: 8/4/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/31/04 12:24 2pgs
Fees:13.00 Taxes:691.90

20040831-0105197

Address New Owner
Dennis E. Murphy
8017 Settlers Way
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map-Parcel
126_15-A-11.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Robert A Wilkerson and Lori S. Wilkerson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dennis E. Murphy, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.283 on the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Wilkerson and wife, Lori S. Wilkerson, by Deed from J. Davis Builders, Inc., dated March 28, 1997 and filed of record in Book 10407, Page 895, Register's Office for Davidson County, Tennessee

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. All matters contained in Restrictive Covenants of record in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.
3. All matters contained in The Charter of Homeowner's Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.
4. All matters set forth in Plat of record in Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as: 8017 Settlers Way, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of August, 2004.

Robert A. Wilkerson

Lori S. Wilkerson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Robert A. Wilkerson and Lori S. Wilkerson; husband and wife, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at Nashville, Tennessee, this 27th day of August, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN