FILE NO. SP43278 FILE BOX "7"

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:

Davidson County DEEDWARR
Recvd: 09/07/04 13:57 2pgs
Fees:13.00 Taxes:536.50
20040907-0107824

STATE OF TN
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$145,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David E. Kelley
Affiant

Subscribed and sworn to before me this the 30th day of AUGUGST, 2004.
Notary Public

NOTARY PUBLIC
Commission Expiration:

WILLIAMSON COUNTY NOTARY PUBLIC AT LARGE
My Commission Expires FEB 27, 2007

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
PATRICIA GAIL DAVIES and husband, ROBERT VICTOR PRICE	SAME	4013 MURPHY ROAD NASHVILLE, TN 37209
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
103-8-98

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **DAVID E. KELLY** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **PATRICIA GAIL DAVIES, and Husband, ROBERT VICTOR PRICE,** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE SOUTHWESTERLY PART OF LOT NO. 353 ON THE MAP OF RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHELY MARGIN OF MURPHY ROAD, FORMERLY MINNESOTA AVENUE AT THE CORNER OF LOT NOS. 352 AND 353; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 199.3 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ERNEST CLIFTON GODWIN AND WIFE, BY DEED OF RECORD IN BOOK 1416, PAGE 399; THENCE WITH GODWIN'S NORTHELRY LINE, EASTWARDLY 80 FEET MORE OR LESS TO A POINT, BEING GODWIN'S NORTHEAST CORNER; THENCE NORTHWARDLY 184.6 FEET TO THE SOUTHERLY MARGIN OF MURPHY ROAD; THENCE WITH THE MARGIN OF THE SAME, WESTWARDLY 80 FEET TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO DAVID E. KELLY BY WARRANTY DEED OF WAYNE PERRY DATED MAY 17, 1979 AND RECORDED MAY 21, 1979 IN BOOK 5438, PAGE 318, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as : 4013 MURPHY ROAD, NASHVILLE, TN 37209

This property is subject to all restrictive covenants of record, all matters shown on the Plat of record and any encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 30th day of AUGUST 2004.

David E. Kelly

DAVID E. KELLY (GRANTOR)

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID E. KELLY** with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th **day of AUGUST, 2004.**

Notary Public

My Commission Expires

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27 2005