WARRANTY DEED

G-CD-04-01927

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires Feb. 19, 2007

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Dobyns	Chase Manhattan (NAME)	
1927 18th Avenue (ADDRESS)	P.O. Box 79046 (ADDRESS)	104-12-221
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Phoenix AZ 85062 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES DOUGLAS MURRAY AND DAVID ROBERT LYLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY T. DOBYNS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 1, MR. THOMAS R. GILLEM'S RESUBDIVISION, as shown on plat of record in Plat Book 6200, Page 124, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Deed from Betty Sue McNamara, a married person and husband Thomas McNamara to Charles Douglas Murray, a single person as recorded on the 26th day of August, 1992, in Book 8711, Page 363; QuitClaim Deed from Charles Douglas Murray to Mary Frances Lyle, Trustee as recorded on the 7th day of November, 2003 in Instrument No. 20031107-0163896; QuitClaim Deed from Mary Frances Lyle, Trustee to Charles Douglas Murray, unmarried and to David Robert Lyle, unmarried as tenants in common with right of survivorship as recorded on the 7th day of November, 2003 in Instrument No. 20031107-0163897, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6200, page 124, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1927 18th Avenue, Nashville, Tennessee 37212
(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 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 29th day of October, 2004.

Charles Douglas Murray

David Robert Lyle

Davidson County DEEDWARR
Recvd: 11/05/04 11:06 2pgs
Fees:13.00 Taxes:980.50

20041105-0133630

STATE OF Tennessee
COUNTY OF Davidson

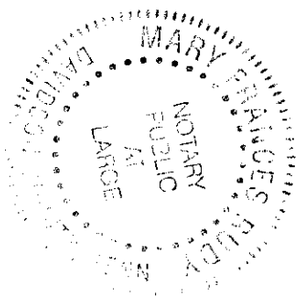
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Douglas Murray and David Robert Lyle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the 29th day of October, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903