Davidson County DEEDWARR
Recvd: 01/21/05 11:13 2 pgs
Fees:13.00 Taxes:684.50
20050121-0007939

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Danny Murphy
Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2005.

Notary Public

SPENCER R. KNOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES JAN 27, 2007

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-DM-05-2107

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
Danny Murphy	Same (NAME)	
2107 18th Ave. South (ADDRESS)	2501 Oakland Ave (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-12 211.00

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 MENACHEM LIMOR AND WIFE, LEA LIMOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANNY MURPHY, 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 11, LENOX PLACE, as shown on plat of record in Plat Book 161, Page 171, 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 to Menachem Limor and wife, Lea Limor by Warranty Deed from Robert E. Hobbs and wife, Susan D. Hobbs, recorded the 12th day of November, 1974 in Deed Book 4867, Page 546, 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 in Plat Book 161, page 171; Zoning Ordinance Restriction of record in Book 5521, page 847, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2107 18th Ave. South, 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 14th day of January, 2005.

M. Limor
Menachem Limor

Lea Limor
Lea Limor

STATE OF Tennessee
COUNTY OF Davidson

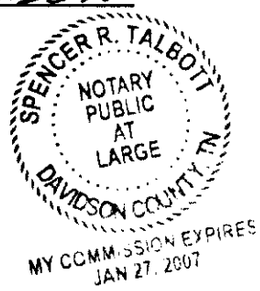
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Menachem Limor and Lea Limor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 14th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL) 1/27/07



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903