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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 **$ 191,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19 **day of JANUARY, 2005.**
Notary Public

NOTARY PUBLIC
Commission Expiration:

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2013

Davidson County DEEDWARR
Recvd: 01/25/05 10:35 2 pg
Fees:13.00 Taxes:706.70
20050125-0008962

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
NATHAN WEAVER, UNMARRIED	SAME ADDRESS	708 MILBRIDGE COURT ANTIOCH, TN 37013
		PROPERTY ADDRESS: 708 MILBRIDGE COURT ANTIOCH, TN 37013

MAP PARCEL NUMBER
137-13-A-89CO

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, **THOMAS W. MURPHY AND SHARON C. MURPHY, MARRIED** (collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **NATHAN WEAVER, UNMARRIED** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

BEING LOT NO. 89 ON THE PLAN OF PENNSULA POINT, SECTION I, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 9700, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO THOMAS W. MURPHY AND SHARON C. MURPHY, MARRIED BY WARRANTY DEED OF BUTLER CONSTRUCTION, LLC DATED JULY 30, 1999 AND RECORDED AUGUST 2, 1999 IN BOOK 11599, PAGE 868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE.

This property is known as 708 MILBRIDGE COURT, ANTIOCH, TN 37013

This property is subject to all matters shown on the Plat of record in Book 9700, Page 98, Restrictive Covenants of record in Book 9943, Page 908, and 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 19 day of JANUARY, 2005.

Thomas W Murphy

THOMAS W. MURPHY (GRANTOR)

Sharon C. Murphy

SHARON C. MURPHY (GRANTOR)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS W. MURPHY AND SHARON C. MURPHY** 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 19 **day of JANUARY, 2005.**

Notary Public

My Commission Expires:_____

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008