Davidson County DEEDWARR
Recvd: 04/06/05 10:23 3 pgs
Fees:18.00 Taxes:794.93
20050406-0037711

This instrument prepared by:
Brenda Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-776381**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirty-first day of March, 2005**, by and between **Janie Jewell**, parties of the first part, and **Henry J. Murphy**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 172 ON THE PLAN OF CREST MEADE, SECTION III AS OF RECORD IN BOOK 2331, PAGE 150, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 128 FEET ON THE EAST SIDE OF OLD DAVIDSON ROAD AND RUNS BACK 123 FEET ON THE SOUTH LINE AND 145 FEET ON THE NORTH LINE TO A DEAD LINE, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 174.4 FEET.

Being the same property conveyed to Janie Jewell from Eugene R. Gregory and wife, Martha C. Gregory, by virtue of Warranty Deed as recorded on 09/10/1980 in Book 5648, Page 985 re-recorded in Book 5711, Page 541 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **115-2-82**
X Improved OR
Unimproved property located at: **984 Davidson Dr., Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Janie Jewell

STATE OF **TN**

COUNTY OF ~~**WILLIAMSON**~~ Davidson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Janie Jewell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Thirty-first day of March, 2005.**

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

****

Owner's Name: **Henry J. Murphy**

and Address: **984 Davidson Dr.**
Nashville, TN 37205

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Amsouth Bank
550 Metroplex Drive
Nashville, TN 37211-4701

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$214,846.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara S. McGee

Affiant

Subscribed and sworn to before me this **thirty-first day of March, 2005.**

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006