Davidson County DEEDWARR
Recvd: 04/20/05 15:32 2 pgs
Fees:13.00 Taxes:176.31

20050420-0044137

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Jacky W. McMurtry**	Name	**New Owner**
Address	**3018 Capps Drive**	Address	
City/State/Zip	**Nashville, TN 37207**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Bobby Gene McMurtry and Freida M. McMurtry, Husband and Wife** has this day bargained and sold, and does hereby transfer and convey unto **Jacky W. McMurtry and Janet L. McMurtry, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Map of Aldrich Heights Subdivision, Section Four, as of record in Book 2900, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 90.0 feet on the northeast margin of Capps Drive and extends back 346.9 feet on the northwest line and 376.2 feet on the southeast line to a broken line, measuring 80.0 feet thereon.

Being the same property conveyed to Bobby Gene McMurtry and wife, Freida H. McMurtry by Warranty Deed dated December 18, 1959. from Woodbine Homes, Inc., a Tennessee Corporation, of record in Book 2997, Page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

NO TITLE SEARCH WAS PREFORMED NOR HAS TITLE INSURANCE BEEN ISSUED WITH REGARDS TO THIS TRANSACTION.

Map-Parcel No.'s: Map 60 Group 5 Parcel 18

This is improved property known as: 3018 Capps Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **19th** day of **April, 2005**.

Bobby Gene McMurtry

Freida M. McMurtry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Bobby Gene McMurtry and Freida M. McMurtry** 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 at office, this **19th** day of **April, 2005**.

Commission expires

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

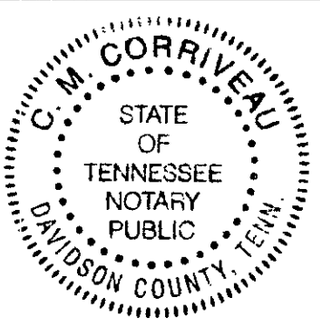
The actual consideration or value whichever is greater, for this transfer is **$47,650.00**

Affiant Jacky W. McMurtry

Subscribed and sworn to before me, this the 19th day of April,2005.

My commission expires:

C. M. Corriveau
Notary Public - Register



My Commission Expires MAR. 21, 2009