Davidson County DEEDWARR
Recvd: 06/09/05 13:56 2 pgs
Fees:13.00 Taxes:1054.50

20050609-0066162

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Meagan C Yarbrough
Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-2506
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

G-RA-05-1403

THIS INSTRUMENT WAS PREPARED BY
TUDOR TITLE & ESCROW, LLC
2000 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Murphy	Bancorp South	
1403 Ashwood Avenue (ADDRESS)	5217 Marylland Way (NAME) (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	105-13-0 062.00

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 ANTHONY L. LOCKLAYER AND WIFE, SYLVIA LOCKLAYER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANNY MURPHY AND WIFE, SUSAN NICHOLSON 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY HALF OF LOT NO. 38 IN BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID EASTERLY HALF OF LOT NO. 38 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ASHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 169 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY L. LOCKLAYER AND WIFE, SYLVIA LOCKLAYER BY WARRANTY DEED FROM CATHERINE BROWN, PAMELA NORMAN, GERALDINE NORMAN, SALLIE BLAIR AND EVELYN MCKINNEY, RECORDED ON JULY 2, 1986 IN BOOK 6905, PAGE 728, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 421, Page 34; said register's office, c) any and all existing easements and restrictions as shown of record but not mentioned herein.

unimproved ( )
This is improved (X) property, known as 1403 Ashwood 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 3rd day of June, 2005.

Anthony L. Locklayer

Sylvia Locklayer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony L. Locklayer and Sylvia Locklayer, 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 purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903