Davidson County DEEDWARR
Recvd: 06/22/05 11:44 2 pgs
Fees:13.00 Taxes:439.42
20050622-0071508

This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $118,761.00.

Affiant

Subscribed and sworn before me this the 8th day of June, 2005.

Notary Public
My commission expires: 7-29-06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael D. Murphy 127 Tusculum Road Antioch, TN 37013	New Owner	162-07-0 181.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randall Neil Cole, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael D. Murphy , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 17 on the Plan of Whittemore Valley, Section One, of record in Plat Book 6250, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randall Neil Cole, a single person, by Warranty Deed from Edith Lee (Cole) Muhler and husband, Edward Gordon Muhler, dated July 18, 1996, of record in Book 10125, Page 688, Register's Office for Davidson County, Tennessee.

CONVEYANCE SUBJECT TO THE FOLLOWING:

Covenants, Conditions and Restrictions contained in instrument of record in Book 6243, page 80, Register's Office for said County, to which reference is hereby made.

THIS IS IMPROVED PROPERTY KNOWN AS 127 Tusculum Road, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of June, 2005.

Randall Neil Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall Neil Cole, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2005.

My commission expires: 11/22/08

Notary Public

AFTER RECORDING RETURN TO:

