Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/22/05 08:57 3 pgs
Fees:18.00 Taxes:401.45

20050722-0085375

ADDRESS NEW OWNERS and
SEND TAX BILLS:
ALLISON A. HUGHES and
WILLIAM F. STROUD, III
1219 GREENLAND AVE.
NASHVILLE TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
61 - 12 - 176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED DOLLARS ($108,500.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HAROLD W. MURFF, JAMES H. MURFF, TERRY C. MURFF and MARGARET L. MURFF HARDISON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ALLISON A. HUGHES and WILLIAM F. STROUD, III, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the map of Dr. William Williams' Farm, as of record in Plan Book 2, Page 128, Chancery Court at Nashville, being the southerly 220 feet of Lot No. 5 on the unregistered plan of John L. Kennedy's Subdivision of the east end of said Lot No. 3.
According to a survey made by Norris H. Hickerson, Surveyor, August 13, 1947, said part of Lot No. 5 fronts 100 feet on the northerly side of Greenland Avenue and runs back between parallel lines, parallel with and 94 feet west of the westerly margin of Kennedy Street 220 feet to a dead line.
Being the same property conveyed to Pauline C. Murff by deed dated April 29, 1986 and recorded May 1, 1986 of record in Book 6844, Page 14, Register's Office for Davidson County, Tennessee. The said Pauline C. Murff having died on November 18, 1998 by will of record in Will Book 224, Page 358, Probate Court for Davidson County, Tennessee, said property was left to the Grantors herein.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1219 Greenland Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 8 day of July, 2005.

HAROLD W. MURFF

JAMES H. MURFF

TERRY C. MURFF

MARGARET L. MURFF HARDISON
By Harold W. Murff POA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, HAROLD W. MURFF, 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of July, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JAMES H. MURFF, 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of July, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, TERRY C. MURFF, 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of July, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, HAROLD W. MURFF, to me known to be the person who executed the foregoing instrument in behalf of MARGARET L. MURFF HARDISON, who acknowledged that he executed the same as the free act and deed of said HAROLD W. MURFF.

Witness my hand in Hendersonville, Tennessee, this 8 day of July, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $108,500.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:
7-19-08

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989