This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 08/01/05 13:38 2 pgs
Fees:13.00 Taxes:462.50

20050801-0089669

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of July, 2005, by and between Erick Murray, a married man party of the first part, and Shane Eric Black, a married man party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 9 of Block "E", on the Plan of Broadmoor, as of record in Book 547, Page 161, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Said Lot Number 9 fronts 50 feet on the North side of Gwynn Drive and runs back between parallel lines along the East margin of Redwood Street, 150 feet to a dead line.

AND land in Davidson County, Tennessee, being the Easterly 20 feet of Redwood Street as shown on the Plan of Broadmoor as of record in Book 547, Pages 161-162, Register's Office for Davidson County, Tennessee, said strip of land fronts 20 feet on Gwynn Drive and runs, thence, Northerly 150 feet with the Westerly line of Lot No. 9, Block "E", of said plan.

Being the same property conveyed to Erick Murray, married, herein by Cash Deed dated January 5, 2004 filed for record January 9, 2004 at Instrument No. 20040109-0004113, in the Register's Office of Davidson County, Tennessee.

Christina Murray, wife of Erick Murray, joins in this conveyance in order to convey her marital interest, if any, in the subject property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 547, Pages 161-162, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Erick Murray

Christina Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Erick Murray and Christina Murray, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

Property Owner & Address : Shane Eric Black
901 Gwynn Drive
Nashville, TN 37216

Tax Parcel No.: 061-07-0-118.00

Property Address: 901 Gwynn Drive
Nashville, TN 37216

MAIL TAX BILLS TO: **Property Address : 901 Gwynn Drive, Nashville, TN 37216**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.