PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/02/05 15:14 2 pgs
Fees:13.00 Taxes:504.58
20050802-0090513

20B

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
William R. Steed, Jr.	U.S. BANK, N.A.	Map: 53-6
2528 Park Green Lane	4801 FREDERICA STREET	Group: B
Old Hickory, TN 37138	OWENSBORO, KY 42301	Parcel: 48 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kenneth R. Murphy and wife, Sallye Gwyn Murphy**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William R. Steed, Jr.**, UNMARRIED, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 245 on the Plan of Phase 4-A, Waterford, of record in Plat Book 7900, page 596, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth R. Murphy and wife, Sallye Gwyn Murphy by deed from Larry Powell, unmarried, dated August 11, 1994, and recorded in Book 9436, page 585, said Register's Office.

This is improved property known as: 2528 Park Green Lane, Old Hickory, TN 37138

THIS conveyance is made subject to restrictions filed in Book 9081, page 63, Book 8691, page 216 and Book 8699, page 462; By-Laws of record in Book 8715, page 583; Charter for Homeowners Association filed in Book 8711, page 701; all matters as shown on the recorded plat and all applicable local government planning, building and zoning regulations.

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 and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

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 our hands this 29 day of July, 2005.

Kenneth R. Murphy

Sallye Gwyn Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of July, 2005, before me personally appeared Kenneth R. Murphy and Sallye Gwyn Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

Ollie Mai Parsley

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $136,400.00.

Marine Weaver

Affiant

Sworn to and subscribed before me
this 29th day of July, 2005.

Mary Birthright

Notary Public

My Commission Expires: 11/24/07

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007