THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00.

Kristina Martinez
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1 day of August, 2005.

H. ANTHONY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/1/06

Davidson County DEEDWARR
Recvd: 08/05/05 15:11 2 pgs
Fees:13.00 Taxes:671.55
20050805-0092735

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
John F. Dunphy
6128 Bradford Hills Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
172-12-B-228.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSE M. ESQUIVEL and wife, ANABEL SALAZAR**, hereinafter referred to as Grantor(s), hereby transfers and conveys to **JOHN F. DUNPHY and wife, TERRI LYNNE FEHRMAN**, hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 260, on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to JOSE M. ESQUIVEL and ANABEL SALAZAR, husband and wife, by Warranty Deed from STEVIE L. HOLLAND and wife, KAREN T. HOLLAND, of record as Instrument No. 20040428-0048424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **6128 Bradford Hills Drive, Nashville, TN 37211.**

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, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1 day of August, 2005.

JOSE M. ESQUIVEL

ANABEL SALAZAR

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JOSE M. ESQUIVEL**, with whom I am personally acquainted (or who 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 this 1 day of August, 2005.

Notary Public

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANABEL SALAZAR**, with whom I am personally acquainted (or who 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 this 1 day of August, 2005.

Notary Public

My Commission Expires: 1/4/06

