WARRANTY DEED

P-SUN-05-2107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1898 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

Davidson County DEEDWARR
Recvd: 08/08/05 15:42 2 pgs
Fees:13.00 Taxes:1239.50
20050808-0093714

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jefferey G. Mundy	Suntrust Mortgage, Inc.	
2107 18th Avenue S.	(NAME) 201 Fourth Ave North, 7th Floor	104.12-211.00
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY MURPHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFEREY G. MUNDY, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 11, LENOX PLACE, as shown on plat of record in Plat Book 161, page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Danny Murphy by deed from Menachem Limor and wife, Lea Limor, dated January 14, 2005 and filed of record as Inst. No. 20050121-0007939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Grantor has never occupied said property as his principal residence.

unimproved ( )
This is improved (X) property, known as 2107 18th Avenue S., Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this 1st day of August, 2005.

Danny Murphy

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Danny Murphy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY, TENN.

JULY 22, 2008

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959