PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(db) Title No: 46690
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/07/05 14:52 2 pgs
Fees:13.00 Taxes:501.35
20051007-0121668

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick K. Murphy 3901 Whitland Avenue, #28 Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 103-16-E-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned R. Gaius Overton and wife, Mary Evins Overton, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Patrick K. Murphy hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 28 of Whitland Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 597 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to R. Gaius Overton and wife, Mary Evins Overton by deed from FMS, Inc., a Tennessee Corporation of record in Book 9475, Page 351 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan of record in Book 5200, Page 597, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description thereof. The provisions of the condominium Master Deed of record in Book 6131, page 722, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3901 Whitland Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2005.

R. Gaius Overton

Mary Evins Overton

State of TENNESSEE
County of DAVIDSON

On this 30th day of September, 2005 , before me the undersigned authority, personally appeared R. Gaius Overton and wife, Mary Evins Overton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $135,500.00.

Affiant

Sworn and subscribed before me this the 30th day of September, 2005.

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public