WARRANTY DEED

B-BWD-05-515

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Terry L. Murphy
Affiant

Subscribed and sworn to before me, this 4th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Murphy	WMC Mortgage Corp.	
515 Rosedale Avenue	(NAME) 15305 North Dallas Parkway, Suite # 500	118-4-113
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Addison, TX 75001	
(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 JERRE CARROLL SMITHSON AND JANIS LOUISE SMITHSON AND JOE DAVID SMITHSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY L. MURPHY AND WIFE, DONNA R. MURPHY, 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:

Land in Davidson County, Tennessee, being Lot 56, HURDWOOD HEIGHTS, SECTION ONE, as shown on plat of record in Plat Book 2330, Page 24, 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 Jerre Carroll Smithson, Janis Louise Smithson and Joe David Smithson by Affidavit of Heirship from Jane A. Smithson, recorded on the 25th day of August, 2005 in Instrument No. 20050825-0101573, in the Register's Office of Davidson County, Tennessee, and being the same property conveyed to Joe Ennis Smithson and wife, Jane Ethridge Smithson by Warranty Deed recorded December 1, 1971 in Book 4557, Page 648, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 515 Rosedale Avenue, Nashville, Tennessee 37211
(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 4th day of November, 2005.

Jerre Carroll Smithson by Melissa C. Smithson, Attorney-in-Fact

Jerre Carroll Smithson

Janis Louise Smithson

Joe David Smithson

Davidson County DEEDWARR
Recvd: 11/18/05 16:17 2 pg
Fees:13.00 Taxes:444.00

20051118-0139931

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janis Louise Smithson Curtis (aka Janis Louise Smithson), Joe D. Smithson (aka Joe David Smithson) the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 4th day of November, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa Smithson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jerre Carroll Smithson and acknowledged that he/she executed the same as the free act and deed of the said Jerre Carroll Smithson.

Witness my hand and official seal at
Nashville, Tennessee
on this the 4th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903