2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/06 14:08 2 pgs
Fees:13.00 Taxes:347.80
20060105-0001664

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$94,000.00.~~

Affiant

Subscribed and sworn to before me this 4th day of January, 2005

Notary Public

My Commission expires: 8/20/06 (Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael D. Fried	SAME	108-02-6.00
2807 Shauna Court		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J.C. Murphy and wife, Virginia E. Murphy, Trustees**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael D. Fried, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 33 on the plan of Malvin Heights, of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert A. Kaleta and wife, Linda K. Kaleta, by deed from Richard Edward Dickerson and wife, Clella Dickerson, on August 28, 1984, of record in Book 6370, page 379, Register's Office for Davidson County, Tennessee. And further conveyed to Linda K. Kaleta pursuant to Final Divorce Decree by Quitclaim Deed from Robert A. Kaleta of record in Book 6787, page 17, said Register's Office. And further conveyed to J.C. Murphy and wife, Virginia E. Murphy, Trustees, with full power of sale by Quitclaim Deed from Linda K. Kaleta on June 12, 1991 of record in Book 8377, page 572, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 108-02-0-6.00.
- Subject to all matters as shown on the Plan of record in Book 2330, page 83, Register's Office Davidson County, Tennessee.
- Easement for Sewer of record in Book 5557, page 993, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2807 Shauna Court, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 4, 2006.

J. C. Murphy, Trustee

BY: Allison Carter, Attorney-in-fact
Allison Carter, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Allison Carter**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **J. C. Murphy, Trustee,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **J. C. Murphy, Trustee,** the bargainor(s), by the said **Allison Carter**, as Attorney-in-Fact.

WITNESS my hand and seal this 4th day of January, 2015.

NOTARY PUBLIC My Commission Expires: 8/20/16

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY