BOX 13
10862

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02807

Davidson County DEEDWARR
Recvd: 01/13/06 12:23 2 pgs
Fees:13.00 Taxes:488.40
20060113-0005456

THIS IS IMPROVED PROPERTY KNOWN AS:
Property Address:
2627 Lakeland Drive, Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terry A. Barnes, and Debra L. Barnes**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Clifton C. Murphy, and Dixie R. Murphy, HUSBAND AND WIFE as Joint Tenants with the Right of Survivorship, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 12 on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 117.3 feet on the southerly margin of Lakeland Drive and extends back 121.5 feet on the easterly line and 141.9 feet on the westerly line to a dead line in the rear, measuring 121.7 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Linda D. Haney Davis, Unmarried, dated September 10, 1996, and recorded September 16, 1996, in the Register's Office for Davidson County, Tennessee, in Book 10191, at Page 99.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2005 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

TB

WITNESS Grantors' hands this 29th day of December, 2005.

Terry A. Barnes {Seal}

Debra L. Barnes {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 29th day of December, 2005, before me, the undersigned officer, personally appeared Terry A. Barnes and Debra L. Barnes, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1/27/07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $132,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 29th of December, 2005.

Notary Public

My Commission expires: 7-25-09

Heidi Jo Clayton Notary Public My Comm. Exp. State of TENNESSEE Davidson County

Name of Owner and Property Address:
Clifton C. Murphy and Dixie R. Murphy
2627 Lakeland Dr.
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
[redacted]
American Home Mortgage
538 Broadhollow Rd
Melville, N.Y. 11747

Tax Parcel ID#: 095-12-0-145.00BEING the same property conveyed to Terry A. Barnes and wife, Debra L. Barnes by Warranty Deed from Linda D. Haney Davis, Unmarried, dated 09/10/96, recorded 09/16/96, in Book 10191, Page 99, Davidson County, Tennessee.