RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/06 15:51 2 pgs
Fees:13.00 Taxes:136 90

20060113-0005697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. McMurtry	First Federal Bank	
(NAME) 420 Elysian Fields Road, Unit B-6	(NAME) 1300 McFarland Blvd NE	Map 133-14-0
(ADDRESS) Nashville, TN 37211	(ADDRESS) Tuscaloosa, Alabama 35406	Parcel 025.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, DENNIS RAY MILLER**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DANNY L. MCMURTRY**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. B-6 in a Horizontal Property Regime of Oakcrest Condominium of record in Plat Book 5200, page 413, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis Ray Miller by Deed dated September 26, 1996, of record in Book 10205, Page 608, recorded September 27, 1996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 420 Elysian Fields Road, Unit B-6, Nashville, TN 37211

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, his heirs and assigns forever; and we do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 11th day of January, 2006.

Dennis Ray Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Ray Miller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 11th day of January, 2006.

Commission expires:

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE EXP. 8/23/08 COUNTY TENN