Davidson County DEEDWARR
Recvd: 01/25/06 14:45 2 pgs
Fees:13.00 Taxes:370.00

20060125-0009642

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$100,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF January, 2006.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/20/08
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy D. McMurtry and Cathy McMurtry 1610 Pawnee Trail Madison TN 37115	New Owner	Map 135-1 Parcel 96

For and in 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, we,

Robert E. Earheart, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tracy D. McMurtry and wife, Cathy McMurtry

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF TOWN PARK ESTATES, AS OF RECORD IN BOOK 3300, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 70 FRONTS 65 FEET ON THE SOUTHERLY MARGIN OF SOUTHWIND DRIVE AND EXTENDS BACK 128 FEET ON THE EASTERLY LINE AND 199 FEET ON THE WESTERLY LINE TO A REAR LINE ON WHICH IT MEASURES 96.26 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EVELYN EARHEART BY DEED FROM BILLY R. DEAN AND WIFE, PEGGY L. DEAN, OF RECORD IN BOOK 4223, PAGE 680, DATED MARCH 21, 1968, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN ROBERT E. EARHEART FROM EVELYN EARHEART BY QUITCLAIM DEED, OF RECORD IN BOOK 4927, PAGE 690, DATED JUNE 26, 1975, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN, NO WARRANTY OF TITLE EITHER EXPRESSED OR IMPLIED.

This is property known as: 1733 Southwind Drive, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 20th day of January, 2006.

Robert E. Earheart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert E. Earheart, with whom I am personally acquainted, (or who 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, at office, this 20th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076