Davidson County DEEDWARR
Recvd: 03/30/06 11:22 2 pgs
Fees:13.00 Taxes:240.50
20060330-0036082

WARRANTY DEED

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$65,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2006.

Notary Public

My commission expires: 7/21/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron D. Bushar	**SAME**	**07108018200**
510 Norton Ave		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Catherine Julia Anne Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron D. Bushar, unmarried

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, being Lot No. 103 on the Map of Joywood Heights, Section 1, of record in Book 1130, page 91, Register's Office for Davidson County, TN.

Said Lot No. 103 fronts 60 feet on the South side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Catherine Julia Anne Murphy by Deed from Reba C. Welch, Samuel Clinton Welch and Ginger Lynn Welch, dated 3/22/04 of record in Instrument No. 20040323-0032605 Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Reba C. Welch, Samuel Clinton Welch and Ginger Lynn Welch, by Deed from Reba Welch, a/k/a Reba C. Welch, a widow, dated of record in Book 10795, page 966 Register's Office for Davidson County, TN.

The said Donald W. Murphy joins in conveyance to release any and all interest in said property.

This is improved (x) Unimproved ( ) property, known as **510 Norton Ave, Nashville, TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **24th** day of **March, 2006.**

Catherine Julia Anne Murphy

Catherine Julia Anne Murphy

Donald W. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Donald
~~David~~ W Murphy

Personally appeared before me, a Notary Public of said County and State, **Catherine Julia Anne Murphy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **March, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543