Return to:

Jeffrey C. Horn
Attorney at Law
4525 Harding Rd., Ste 200
Nashville, TN 37205

WARRANTY DEED

JOHN WEBB
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 $260,000.00.

Affiant Jeffrey C. Horn

Subscribed and sworn to me on March 30, 2006

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 03/31/06 09:56 2 pgs
Fees:13.00 Taxes:962.00
20060331-0036479

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Katherine I. Zachary 831 Glen Avenue Nashville, TN 37204	Wells Fargo Bank PO Box 17339 Baltimore, MD 21297-1339	Map: 105-14 Parcel: 36

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kimberly Wiggins Murray**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Katherine I. Zachary, a single woman** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 95 on the Plan of Waverly Land Company's Property called "Waverly Place" of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kimberly Ann Wiggins* by Warranty Deed from Billy F. Moore, unmarried, of record in Book 11646, page 768, Register's Office for Davidson County, Tennessee.

* NKA Kimberly Wiggins Murray

The conveyance of the above-described parcel of land is subject to the following:

1. All matters as shown on the plat of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee; and

2. 2006 Davidson County and subsequent taxes are assumed by the Grantee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 831 Glen Avenue, Nashville, TN 37204

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. John B. Murray, husband of Kimberly Wiggins Murray, joins in this conveyance in order to transfer whatever marital interest he may have. 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 on March 30, 2006.

Kimberly Wiggins Murray

John B. Murray

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 30, 2006, before me personally appeared Kimberly Wiggins Murray and John B. Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 30, 2006.

NOTARY PUBLIC

My Commission Expires: 1/23/2010

