Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/18/06 12:45 1 pgs
Fees:13.00 Taxes:417.73
20060418-0044179

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Preparer's File #-06D0185

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marquentin Murphy	New Owner	149- 01-0A
2137 Mullen Circle		018.00
Nashville, Tennessee 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RITA K. BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARQUENTIN MURPHY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 18 on the Plan of Mullen Valley, Phase II, of record in Book 6250, page 477, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rita K. Hardison, unmarried, by Warranty Deed from Jerry Butler Builders, Inc. of record in Book 7609, page 188, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 20020918-0113776, said Register's Office.

Harry Brown joins in this instrument to convey any interest by way of previous marriage to Rita K. Brown.

This conveyance is subject to any and all restrictions and easements of record.

☆ Rita K. Hardison is a/k/a Rita K. Brown

( ) unimproved

This is (X) improved property known as **2137 Mullen Circle, Nashville, Tennessee 37217**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **13th** day of **April, 2006**:

Rita K. Brown

Harry Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RITA K. BROWN and Harry Brown the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this 13th day of April, 2006.

Notary Public

My Commission Expires: 6-14-07