20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/06 15:01 2 pgs
Fees:13.00 Taxes:296.00
20060419-0044981

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00
+ John A. Murphy Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 2006
Mary Birthright
Notary Public
MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Murphy, Jr. (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP029-00
6005 Marrowbone Lake Road (ADDRESS)	201 Fourth Avenue N/7th Floor (ADDRESS)	PARCEL 139.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, WE, Joseph David Hinkle and Daniel Paul Hinkle and Andrew James Hinkle, Devisees of the Last Will and Testament of Marie G. Hinkle, Deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Murphy, Jr.

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 the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the center of Eatons Creek Road, Gus Aita's Southeast corner, running North 87 1/4° West 535 feet to a stake; thence South 11 1/4° West 164 feet to a stake 5 feet South of beech tree; thence South 87 1/4° East 522 feet to the center of Eatons Creek Road; thence North 15 3/4° East 169.8 feet to the point of beginning, containing 2 acres as is shown by survey by Erle Drake, February 25, 1936.

Being the same property conveyed to James J. Hinkle and wife, Marie G. Hinkle by Warranty Deed dated August 24, 1963, from H. E. Bennett and wife, Violet R. Bennett, of record in Book 3616, Page 9, Register's Office for Davidson County, Tennessee. The said James J. Hinkle having predeceased Marie G. Hinkle. The said Marie G. Hinkle having since died on October 21, 2002 in Davidson County, Tennessee. Pursuant to the Last Will and Testament of Marie Gay Hinkle of Will Book **5006**, Page **981327** in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee said property was devised to Joseph David Hinkle, Daniel Paul Hinkle and Andrew James Hinkle.

This conveyance is subject to taxes for the year 2006, and subsequent years,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5735 Eatons Creek Road, Joelton, TN 37080
(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 our hand s this 18th day of April 2006

Joseph David Hinkle
Daniel Paul Hinkle
By: Daniel Paul Hinkle by Joseph D. Hinkle
Joseph D. Hinkle, Attorney-in-fact

Andrew James Hinkle
By: Andrew James Hinkle by Joseph D. Hinkle
Joseph D. Hinkle, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

easements and restrictive covenants of record.

Joseph D. Hinkle and Joseph David Hinkle are one and the same person.

Daniel Paul Hinkle being one and the same person as Daniel P. Hinkle.

Andrew James Hinkle being one and the same person as Andrew J. Hinkle.

Joseph D. Hinkle executes this Instrument as Attorney-in-fact on behalf of Daniel Paul Hinkle and Andrew James Hinkle pursuant to the Power of Attorney's of record by Instrument No. 20060419-0044979 and by Instrument No. 20060419-0044980 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of April, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOSEPH D. HINKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DANIEL PAUL HINKLE AND ANDREW JAMES HINKLE. as their Attorney-In-Fact, and who acknowledged that he as their Attorney-In-Fact executed the same as the free act and deed of the said DANIEL PAUL HINKLE AND ANDREW JAMES HINKLE.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of April, 2006.

DANIEL L. WISHNEFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22/07

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 JOSEPH DAVID HINKLE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of April, 2006.

DANIEL L. WISHNEFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22/07