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This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James E. Murley
135A Woodmont Blvd.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Franklin American Mortgage Co.
501 Corporate Centre Dr. #400
Franklin, TN 37064

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/26/06 08:43 2 pgs
Fees:13.00 Taxes:3662.63
20060426-0047475

MAP **p.o 116-3**
GROUP
PARCEL **36**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Woodmont Waye, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James E. Murley and wife, Maureen Murley**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 135A as shown on the Master Deed establishing a Planned Unit Development with Private Elements for Woodmont Waye of record in Instr. 20060418-0044061, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Woodmont Waye, LLC by deed from Oscar Tivis Nelson, Jr. of record in Instr. 20050520-0057359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **135A Woodmont Blvd., Nashville, Tennessee 37205.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 this the 19th day of **April, 2006.**

Woodmont Waye, LLC

By: _____
Oscar T. Nelson, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Oscar T. Nelson, Jr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President of **Woodmont Waye, LLC**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 2006.

_____
R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $989,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 19 day of April, 2006.

_____
NOTARY PUBLIC

KENNETH M. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-25-09