Prepared by (and return to):

Davidson County DEEDWARR
Recvd: 05/22/06 10:11 2 pgs
Fees:13.00 Taxes:777.00
20060522-0059622

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: terasina@bellsouth.net

New owner:

Carla S Nunnally
Jamison Huhner
405 Forrest Drive
Columbia TN 38401

Responsible for tax payment:

SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

Tax Map-Parcel Numbers . 92-16C-111 CO

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WE, MICHAEL MURPHY AND JODY MURPHY, HUSBAND AND WIFE**, hereinafter named the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **CARLA S. NUNNALLY AND HUSBAND, JAMISON HUHNER,** hereinafter, called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Unit 111, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record as Instrument No. 20041214-0148798, as amended as Instrument Nos. 20041216-0149823 and 20050504-0050222, and further described on plan of record attached to said Master deed as "Exhibit E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.
Parking Space #24 is included as an appurtenance to this Unit in the Third Amendment to the Master of record as Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to MICHAEL MURPHY AND JODY MURPHY, HUSBAND AND WIFE, by deed from 807 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20060111-0004469, dated January 9, 2006, and re-recorded as Instrument No 200601090003220, said Register's Office.

.This improved (X)unimproved( )property known as .

807 18th Avenue Unit 111 Nashville TN 37203

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 this 19th day of May, 2006.

Michael Murphy

Jody Murphy

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard Murphy the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 19 day of May, 2006.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jody Murphy the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of May, 2006.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 20, 2008

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $210000.00

Affiant

Sworn and subscribed before me this the 19 day of May, 2006.

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires January 24, 2009