WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

x _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 2006

_____ Notary Public

MY COMMISSION EXPIRES: 4/24/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/08/06 12:51 2 pgs
Fees:13.00 Taxes:432.90
20060608-0068189

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
Jay Thomas Pettus (NAME)	Wachovia Mortgage Corporation (NAME)	MAP 128-15-0-B
405 Post Creek (ADDRESS)	1100 Corporate Center Dr. (ADDRESS)	PARCEL 405.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Kevin C. Murphy and wife, Jennifer Murphy and Kim M. Murphy, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay Thomas Pettus, Unmarried

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 Davidson County, Tennessee, being Unit No. 405 on the Plan of Post House-Bellevue Condominiums, Phase I, of record in Book 6938, Page 472-474, Register's Office for Davidson County, Tennessee, said Plan being appended as Exhibit C to the Master Deed for Post House-Bellevue Condominiums, Phase I, to which plan reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Kevin C. Murphy, unmarried and Kim M. Murphy, Married as joint tenants with right of survivorship by Warranty Deed dated January 16, 2004, from Jeffrey J. Marrah and wife, Raquel Schumacher Marrah of record by Instrument No. 20040128-0010787, Register's Office for Davidson County, TN

Jennifer Murphy joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of Kim M. Murphy.

unimproved ( )
This is improved (X) property, known as 405 Post Creek Road, Nashville, TN 37221
(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 6th day of June, 2006

K. C. Murphy
Kevin C. Murphy

Kim M. Murphy
Kim M. Murphy

Jennifer Murphy
Jennifer Murphy

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 Kevin C. Murphy and wife, Jennifer Murphy and Kim M. Murphy

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 5th day of June 2006.

Commission expires 9/22/07

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public