File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
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Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 06/23/06 11:31 3 pgs
Fees:18.00 Taxes:1128.50
20060623-0075121

W & I Ref: Title No: 47941

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Raymond W. Hawkins Jr. Pamela C. Hawkins 103 Longwood Place Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 117090B02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Murphy, III, John K. Murphy, Mary Helen Clark, Robert P. Murphy, Thomas B. Murphy and Brigid Ann Stewart** on behalf of the **Estate of Mary Ann Seigenthaler Murphy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Raymond W. Hawkins Jr. and spouse, Pamela C. Hawkins** hereinafter called the **Grantee**, Grantee's 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 Lot No. 27 on the Plan of Longwood of record in Book 5200, page 86, Register's Office for said County, and as revised with respect to floor access and lot coverages in Book 5419, page 183, said Register's Office.

Said Lot No. 27 fronts 50.00 feet on the westerly margin of Longwood Place and extends back between parallel lines 80.50 feet to a line in the rear measuring 50.00 feet along the easterly margin of Longwood Court.

Being the same property conveyed to Mary Ann Murphy, a single person by deed from Carol Ann McSwiney, a single person of record in Book 9600, page 412 Register's Office for said County. The said Mary Ann Murphy has since died. The Last Will and Testament of Mary Ann Seigenthaler Murphy of record in Docket No. 06P-85, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Mary Helen Clarke, James L. Murphy, III, Robert P. Murphy, John K. Murphy, Thomas B. Murphy and Brigid Ann Stewart.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200 Page 86 amended in Book 5419, page 183, said Register's Office, which Plan shows a 10 foot minimum building setback line from Longwood Place and the easterly portion of the northerly side line. And the following note Vehicular access for lots 26, 27, 28 and 29 to be from Longwood Court only. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5287, page 712, said Register's Office. Restrictions of record in Book 5344, page 353, said Register's Office.

This instrument is executed on behalf of Robert P. Murphy, Thomas B. Murphy and Brigid Ann Stewart by James L. Murphy, III as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 103 Longwood Place, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2006 .

James L. Murphy, III

John K. Murphy

Mary Helen Clark

Robert P. Murphy, by James L. Murphy, III, Atty-In-Fact

Thomas B. Murphy, by James L. Murphy, III, Atty-In-Fact

Brigid Ann Stewart, by James L. Murphy, III, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 22nd day of June, 2006 , before me the undersigned authority, personally appeared **James L. Murphy, III, John K. Murphy, and Mary Helen Clark** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,000.00

Affiant

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn and subscribed before me this 22nd day of June, 2006

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

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 , **James L. Murphy, III** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Robert P. Murphy, Thomas B. Murphy and Brigid Ann Stewart , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: James L. Murphy, III, John K. Murphy, Mary Helen Clark, Robert P. Murphy, Thomas B. Murphy and Brigid Ann Stewart on behalf of the **Estate of Mary Ann Seigenthaler Murphy**

TO: Raymond W. Hawkins Jr. and Pamela C. Hawkins

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

James L. Murphy, III, Affiant

Sworn to and subscribed before me this

22nd day of June, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007