WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/06 12:29 2 pgs
Fees:13.00 Taxes:259.00
20060712-0083829

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$70,000.00.

Affiant

Subscribed and sworn to before me this 7th day of July, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robertson Properties, LLC	SAME	091-10-0-292.00
4117 Hillsboro Pike, Box 103-122		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Colleen Murphy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Evans Resubdivision of Lot "C" Block 13, B.F. Cockrill Farm, of record in Book 4660, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a concrete monument in the southwesterly margin of Maxon Street, at the common front corner of Lots 1 and 2; thence with the line between said two lots southwesterly 193.70 feet to an iron pin; thence easterly 52.03 feet to an iron pin in the northwesterly margin of Snyder Street; thence with the margin of the same northeasterly 157.84 feet to an iron pin at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.43 feet to an iron pin in the southwesterly margin of Maxon Street; thence with the margin of the same northwesterly 24.84 feet to the point of beginning.

Being the same property conveyed to Ellis T. Murphy and wife, Colleen Murphy, by deed from T.J. Evans and wife, Ann Evans, Charles H. Childress and wife, Ruby Childress and Duncan E. Evans, Jr. and wife, Marion Evans, on June 14, 1974, of record in Book 4825, page 746, Register's Office for Davidson County, Tennessee. The said Ellis T. Murphy having since died leaving said property to Colleen Murphy by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4660, page 108, Register's Office Davidson County, Tennessee.

This is improved property known as: **5801 Maxon Ave., Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 7, 2006.

Colleen Murphy
Colleen Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Colleen Murphy** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS, my hand and Official Seal at office this July 7, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY