Box 17

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/04/06 09:07 3 pgs
Fees:18.00 Taxes:305.25

20060804-0095315

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of July, 2006, by and between VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, MARRIED, hereinafter called Grantors, and MICHAEL D. MURPHY, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto MICHAEL D. MURPHY, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1309 LISCHEY AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

SELLER:

VANNA DEJVONGSA
Signature of Seller

SOUPHANTHANA P. DEJVONGSA
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, MARRIED, the within named bargainors, 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, at Madison, **TENNESSEE, this** 26 **day of July, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

MICHAEL D. MURPHY
805 South Wilson Blvd.
Nashville, TN 37215

Property Address:

1309 LISCHEY AVENUE, NASHVILLE, TENNESSEE 37206
Person Responsible for Taxes:

Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

Map & Parcel #: MAP 71-15, PARCEL 256

AFFIDAVIT OF VALUE

STATE OF TN :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **82500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of **July, 2006.**

Lauri A. Beasley
Notary Public

My Commission Expires: 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7864

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Joe Brown Estates, of record in Book 843, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the easterly margin of Lischey Avenue, and extends back between parallel lines 165.0 feet to a dead line.

Being the same property conveyed to VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, MARRIED, by Warranty Deed from Mark Rodriguez and Judy Rodriguez, husband and wife, of record in Instrument Number 20050926-0115230, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (Map 71-15, Parcel 256).

2. Joint Driveway Statement, of record in Book 5850, page 413, Register's Office for DAVIDSON County, Tennessee.

3. Unrecorded easements for roads and utilities, if any.

4. All matters as set forth on the Plat of Subdivision of the Joe Brown Estate, of record in Plat Book 21, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.