PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/08/06 09:35 2 pgs
Fees:13.00 Taxes:407.00
20060808-0097076

W & I Ref: _gj__ Title No: 47887

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Danny McMurtry 4879 Shasta Drive Nashville, Tennessee 37211	New Owner 4879 Shasta Drive Nashville, TN 37211

TAX MAP-PARCEL NUMBERS: 13316018800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Schmidt, now known as Emily Kirby, individually and as Executrix under the Will of Nora C. Lawson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danny McMurtry , unmarried** 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. 47 on the Plan of Section Two Welch Meadows of record in Book 3700, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 85.0 feet on the westerly margin of Shasta Drive and extends back 129.44 feet on the southerly line and 129.41 feet on the northerly line to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to Oscar K. Kirby and wife, Nora C. Kirby by deed from Medlin Realty Company, a Tennessee corporation, of record in Book 4107, page 4, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 4858, page 569, said Register's Office, Oscar K. Kirby conveyed his interest to Nora C. Kirby. The said Nora C. Kirby also known as Nora C. Kirby Lawson has since died. The Last Will and Testament of Nora C. Lawson of record in Docket No. 06P-240, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Emily Schmidt. The said Emily Schmidt is now known as Emily Kirby. Emily Schmidt now known as Emily Kirby was also appointed Executrix under said will.

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 Plat Book 3700 Page 60, said Register's Office, which Plan shows a 30 foot minimum building setback line from Shasta Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictions of record in Book 4004, page 340, said Register's Office.

This is improved property, known as: 4879 Shasta Drive, Nashville, Tennessee 37211

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 7th day of August, 2006 .

Emily Schmidt Kirby

Emily Schmidt Kirby as Executrix under the Will of Nora C. Lawson

executrix under the will of Nora C. Lawson

State of TENNESSEE
County of WILLIAMSON

On this 7th day of August, 2006, before me the undersigned authority, personally appeared **Emily Schmidt Kirby** , 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.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of Tennessee
County of Williamson

My Commission Expires MAY 23, 2009

Before me the undersigned authority, personally appeared Emily Schmidt Kirby, to me known (or proved to me on the basis of satisfactory evidence), to be Executrix under the Will of Nora C. Lawson, the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such Executrix for the purposes therein contained.

Witness my hand and official seal on August 7, 2006

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

State of TENNESSEE
County of WILLIAMSON

My Commission Expires MAY 23, 2009

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $110,000.00

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Sworn and subscribed before me this 7th day of August, 2006

Notary Public

My Commission Expires: 9/20/08

WIdoc: Deed Wty 12/92