Return to
Elite Title Company
100 West Park Drive
Suite 350
Brentwood, TN 37027

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060210

Davidson County DEEDWARR
Recvd: 08/10/06 09:54 2 pgs
Fees:13.00 Taxes:514.30
20060810-0098458

Send Tax Bills To:

New owner

New Owner is:
James Donovan Murphy
5120 Greer Station
Hermitage, TN 37067

MAP: 75-12-O-A
PARCEL: 96.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **CP Construction, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James Donovan Murphy, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 137 on the Plan of Section Two, Greer Meadows at Cedar Creek of record in Plat Book 9700, Page 601, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to C.P. Construction LLC by Quitclaim Deed from CarCar Development, Inc. of record in Instrument No. 20060810-0098457 dated _____ and recorded _____, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to CarCar Development, Inc. by Warranty Deed from Odell Binkley, Trustee dated July 10, 2003, recorded August 1, 2003, in Instrument No. 20030801-0109482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CP, LLC
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of August, 2006.

GRANTOR:

_____

CP Construction, LLC

By: Bryan Puckett

Its: Managing Member

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Bryan Puckett,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Managing Member of the **CP Construction, LLC** the within named bargainor, and that he/she as such Managing Member executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 5th day of August, 2006.

Peggy S. Hill
Notary Public

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Mary Collins
Affiant

SWORN TO and subscribed before me this 5th day of August, 2005.

Peggy S. Hill
NOTARY PUBLIC

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

My commission expires:

7-25-09