Davidson County DEEDWARR
Recvd: 08/11/06 15:41 2 pgs
Fees:13.00 Taxes:1017.50
20060811-0099332

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TeeJay Ventures, LLC 1820 W. 10th Street, Unit 2 Riviera Beach, FL 33404	~~Same~~ 3018 Ambrose Ave Nashville TN 37207	Map 72-05 Parcel 50

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD A. MURPHY** ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **TEEJAY VENTURES, LLC,** a Florid limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Map of Rothwood, Section One, as shown on plat of record in Plat Book 1424, page 134, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Richard A. Murphy by Deed of record at Instrument No. 20050512-0053996, Register's Office for Davidson County, Tennessee.

This is improved land known as 3018 Ambrose Avenue, Nashville, Tennessee 37207.

Said property is conveyed subject to the following matters:

1. 2006 Taxes, a lien, which are not yet due and payable. (Tax Parcel 72-05/50)

2. All matters shown on Plat of record in Book 1424, page 134, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above. SAID PROPERTY IS SOLD IN ITS "AS IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE AS SET FORTH IN THE DEED.

WITNESS my hand this 31st day of July, 2006.

RICHARD A. MURPHY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RICHARD A. MURPHY, with whom I am personally acquainted , and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2006.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF _____)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $275,000.00.

Affiant

Sworn to and subscribed before me this 11th day of ~~July~~ August, 2006.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires:_____

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