Return to: First Title and Escrow Company, Inc.
File Number 25736 Box 9B

Davidson County DEEDWARR
Recvd: 09/08/06 12:02 2 pgs
Fees:13.00 Taxes:869.50
20060908-0111406

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Tracey A Brooks
Affiant

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Subscribed and sworn to before me, this 31 day of August, 2006.

Christina M. Read
Notary Public
My commission expires:

03-0607-33954

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James Albert Murphy, Jr.	Countrywide Home Loans	83-13-0-212
1201 Shelby Avenue	100 Mallard Creek Road Suite 250	
Nashville TN 37206	Louisville, KY 40207	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah Mann, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Albert Murphy, Jr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 185, on the Plan of East Edgefield Addition, of record in Book 21, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Mann by deed from Donna E. Griggs, dated 9-16-02, recorded 9-25-02, of record in Instrument No. 20020925-0116914, Register's Office for Davidson County, Tennessee.

William Mann, husband of Deborah Mann, hereby joins in the conveyance of this property to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1201 Shelby Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 31 day of August, 2006.

Deborah Mann

William Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Mann and William Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of August, 2006.

Karen Colbert

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~
7/24/2010
KC

