THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25916-09-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me this 16th day of October, 2006. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Burgin Dossett, III, Laura Dossett 1501 Ashwood Avenue Nashville, TN 37212	**Send Tax Bills To:** ~~New Owners~~ SunTrust Mortgage 201 Fourth Avenue N. 7th Flr Nashville, Tennessee 37219	**Tax Information:** Map&Parcel No. 104.16-0-342.00-

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reginald F. Murphy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Burgin Dossett, III and wife, Laura Dossett** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1501 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of October, 2006.

Reginald F. Murphy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Reginald F. Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 10/19/06 14:15 2 pg
Fees:13.00 Taxes:2201.50

20061019-0130033

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly half of Lot No. 36 on The Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Reginald F. Murphy, unmarried by Deed dated 8/30/02 from Eric F. Magness and wife, Rebecca S. Magness and Werner W. Edzard and wife, Hannelore Edzard of record in Instrument No. 20020905-0107704, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.
3. Metro Codes Letter recorded in Book 8123, page 129, Register's Office for Davidson County, Tennessee