WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/06 15:12 2 pgs
Fees:13.00 Taxes:495.05
20061024-0131926

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,797.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2006

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan P. Murphy (NAME)	(NAME) New Owner	MAP 133-12
403 Benita Drive (ADDRESS)	(ADDRESS)	PARCEL 9
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Edward Davis and Patty Griffith and Bernadette Rutherford and Anne Marie Plus, Heirs-at-Law of Roslynn Rottero Davis a/k/a Roslynn Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan P. Murphy and wife, Sherri D. Murphy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 92 feet on the westerly side of Benita Drive and runs back between lines 161.75 feet on the northerly side and 119.28 feet on the southerly side to a line at the rear on which it measures 72.28 feet thereon.

Being the same property conveyed to Edward Henry Davis and wife, Roslynn Davis by Warranty Deed from Windsor Development Company of record in Book 3946, Page 429, Register's Office for Davidson County, Tennessee. The said Edward Henry Davis having since died on December 8, 2001 and the said Roslynn Davis, a/k/a Roslynn Rottero Davis having since died on February 21, 2005 leaving the following named parties as her only heirs-at-law: Charles Edward Davis, Patty Griffith, Bernadette Rutherford and Anne Marie Plus.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES (COUNTY) FOR THE YEAR 2007 AND SUBSEQUENT YEARS THEREAFTER; RESTRICTIVE COVENANTS OF RECORD IN BOOK 3792, PAGE 445, SAID RESTRICTIONS WERE AMENDED IN BOOK 3816, PAGE 784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO THE PLAN OF WINDSOR PARK OF RECORD IN BOOK 3600, PAGE 64, SAID REGISTER'S OFFICE WHICH SHOWS AN OWNER'S CERTIFICATE, A 30-FOOT BUILDING SETBACK LINE FROM BENITA DRIVE, AND A 10-FOOT UTILITY EASEMENT ON THE SOUTHERLY AND WESTERLY SIDES OF SAID LOT.

unimproved ( )
This is improved (X) property, known as 403 Benita Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 20th day of October, 2006

Charles Edward Davis

Bernadette Rutherford By Charles Edward Davis ATTORNEY IN FACT

Charles Edward Davis

Patty Griffith By Charles Edward Davis ATTORNEY IN FACT

Patty Griffith

Anne Marie Plus By Charles Edward Davis ATTORNEY IN FACT

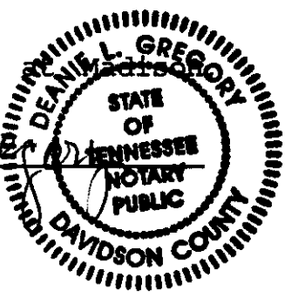
Anne Marie Plus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2006, before me personally appeared Charles Edward Davis, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bernadette Rutherford, and acknowledged that he executed the same as the free act and deed of the said Bernadette Rutherford.

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of October, 2006.

My commission expires: 3-20-2010 Deanie L. Gregory
Notary Public

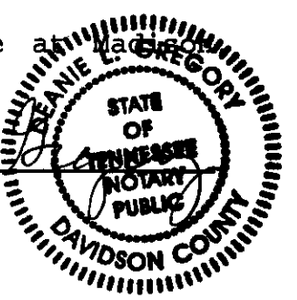


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2006, before me personally appeared Charles Edward Davis, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patty Griffith, and acknowledged that he executed the same as the free act and deed of the said Patty Griffith.

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of October, 2006.

My commission expires: 3-20-2010 Deanie L. Gregory
Notary Public

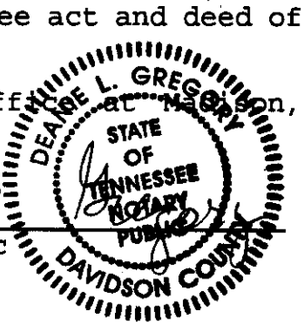


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2006, before me personally appeared Charles Edward Davis, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anne Marie Plus, and acknowledged that he executed the same as the free act and deed of the said Ann Marie Plus.

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of October, 2006.

My commission expires: 3-20-2010 Deanie L. Gregory
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2006, before me personally appeared Charles Edward Davis, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of October, 2006.

My Commission expires: 3-20-2010 Deanie L. Gregory
Notary Public

