Davidson County DEEDWARR
Recvd: 01/19/07 15:53 2 pgs
Fees:13.00 Taxes:565.73

20070119-0008002

WARRANTY DEED

B-ELH-06-700

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 10-17-2010

(AFFIX SEAL)

WENDY S. MARTIN NOTARY PUBLIC STATE OF TENNESSEE HEREFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Rick Murphy	Rick murphy	
700 Point Break Circle (ADDRESS)	700 Point Break Circle (ADDRESS)	165-5-A-110 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CMH PARKS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICK MURPHY, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 149, SOUTH SHORE, SECTION I, PHASE II, as shown on plat of record in Instrument No. 20050210-0015592, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to CMH Parks, Inc. by Warranty Deed from Allen J. Newcomb, as Agent and Trustee, recorded on the 15th day of June, 2000 in Instrument No. 20000615-0059555, with Scrivener's Affidavit of Correction recorded at Instrument No. 20050921-0113254, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 20050210-0015592; Instrument No. 20010417-0037237; Instrument No. 20051103-0133346; Instrument No. 20050811-0095166; Book 3917, Page 967; Instrument No. 20031210-0177420; Instrument No. 20020913-0111662; Instrument No. 20060203-0013756; Instrument No. 20000615-0059555; Book 7239, Page 809; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 700 Point Break Circle, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of November, 2006.

CMH Parks, Inc.

By: _____

Title: Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2006, before me personally appeared Mike Rutherford, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of CMH Parks, Inc., the within named bargainor, a corporation, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2006.

Sharon Corn
Notary Public

My Commission Expires: 12-05-07

SHARON CORN
NOTARY PUBLIC AT LARGE
BLOUNT CO. TENN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903