Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 02/27/07 12:26 5 pgs
Fees:28.00 Taxes:373.70
20070227-0024150

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Cary Joe Anderson and wife, Michelle Anderson 3936 West Valley Dr. Nashville, TN	Same	148-09-0-130.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, DENZIL ODELL MURPHY and wife, RUBY LEE MURPHY, hereinafter called the Grantors, have bargained and sold by these presents do transfer and convey unto CARY JOE ANDERSON and wife, MICHELLE ANDERSON, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in WILLIAMSON County, Tennessee, described as follows:

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. 20 on the Map of Locustwood, Section 4, of record in Book 2330, Page 137, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 82 feet on the southeasterly side of West Valley Drive and runs back 205.7 feet on the northeasterly side and 190.0 feet on the southwesterly side to a dead line in the rear on which it measures 83.6 feet.

Being the same property conveyed to Denzil Odell Murphy and wife,

Ruby Lee Murphy from Gaines and Gregory Construction Company, Inc., by Warranty Deed dated April 30, 1958 and recorded May 1, 1958 in Book 2747, Page 153, Register's office for Davidson County, Tennessee.

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 including, but not limited to, all of the following matters:

1) ***Matters of record in the Plan of Locustwood, Section 4, of record in Plat Book 23310, Page 137, Register's Office for Davidson County, Tennessee.***
2) ***Easement of record in Book 6335, Page 879 and restrictions of record in Book 2706, Page 321, Register's Office for Davidson County, Tennessee.***
3) ***Payment of all taxes through and including those for the year 2006. Davidson County 2005 taxes paid on 12/09/05 in the amount of $1,179.54 (Tax/map ID 148-9-130.00)***
4) ***Charter for HOA of record in Book 358, Page 983, Register's Office for Davidson County, Tennessee.***
5) ***Any easements of record and unrecorded encumbrances, reservations, exceptions, and defects, including but not limited to (a) unrecorded mortgages, unrecorded deeds of trust, and vendors', mechanics', materialmen's and all other liens, including any provisions thereof for future advances which could take priority of said lien, (b) Federal, State, and local taxes, including county, school, improvement, water, drainage, sewer, inheritance, personal property, and income, (c) State and Federal bankruptcy, insolvency, receivership, and probate proceedings, (d) judgments and pending suits, in State and Federal Court, (e) covenants; conditions; restrictions; reservations; liens; encumbrances; easements; right-of-way; leases; mineral, oil, gas and geothermal rights.***

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;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is

unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my 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.

This property is improved property known as 3936 West Valley Drive, Nashville, Tennessee.

WITNESS MY HAND(S) THIS 23 DAY OF FEBRUARY, 2007, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

Denzil O Dell Murphy
DENZIL ODELL MURPHY

STATE OF NC)
COUNTY OF Rowan)

Before me, the undersigned of the State and County aforesaid, personally appeared DENZIL ODELL MURPHY, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such SELLER/GRANTOR, executed the foregoing instrument for the purpose therein contained, by signing his name hereinabove. DENZIL ODELL MURPHY personally appeared before me, a Notary for said state and county and further DENZIL ODELL MURPHY, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving himself to be the undersigned bargainor), and he acknowledged that he executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 23 DAY OF FEBRUARY, 2007, IN Rowan County - N.C.

Cheryl N. Kendall
Notary Public

My Commission Expires: 5-6-07

Ruby Lee Murphy
RUBY LEE MURPHY

STATE OF N.C)
COUNTY OF ROWAN)

Before me, the undersigned, of the State and County aforesaid, personally appeared RUBY LEE MURPHY, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such SELLER/GRANTOR, executed the foregoing instrument for the purpose therein contained, by signing her name hereinabove. JOY RUBY LEE MURPHY personally appeared before me, a Notary for said state and county and further, RUBY LEE MURPHY, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and she acknowledged that she executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 23 DAY OF FEBRUARY, 2007 IN Rowan County - N.C.

Cheryl N. Kendall
Notary Public

My Commission Expires: 5-6-07

STATE OF TN)
COUNTY OF Williamson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $101,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 27th **day of February, 2007, in** Brentwood, Tennessee.

Notary Public

My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010