This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070093

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Send Tax Bills To:
NEW OWNER
New Owner is:
Cameron Murphy
2326 Rader Ridge Road
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 03/13/07 13:51 2 pgs
Fees:13.00 Taxes:601.07
20070313-0030791

MAP: 149-09-0-022.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael McPherson and Lisa McPherson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cameron A. Murphy, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 128 of Pebble Trace, Section 1, as of record in Plat Book 6900, page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Michael McPherson and wife,Lisa McPherson, by Warranty Deed from Jo Ann Franks, of record in Instrument # 20060727-0090707, Register's Office for Davidson County, Tennessee, date July 25, 2006 and recorded July 27, 2006. See Deed in Book 8179, Page 103.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of February, 2007.

GRANTOR:

Michael McPherson

Lisa McPherson

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael McPherson and Lisa McPherson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of February, 2007.

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $162,450.00.

Affiant

SWORN TO and subscribed before me this 28th day of February, 2007.

NOTARY PUBLIC

My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.