**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $80,325.00**

**Affiant**

**Subscribed and sworn to before me, this 22nd day of March, 2007.**

**Notary Public**
**My commission expires:**

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**03-0703-34529**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Anthony Murphy<br>1719 Underwood Street<br>Nashville TN 37208 | New Owner<br>321 Pioneer Lane<br>Nashville, TN 37206 | 081-15-0-306.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rondol P. Cartwright**, and **Douglas B. White, Jr.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony Murphy and wife, Morenike Murphy**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Manlove Heirs Plan, of record in Book 21, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rondol P. Cartwright and Douglas B. White, Jr. by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., dated December 12, 1984, recorded December 18, 1984, of record in Book 6451, Page 225, Register's Office for Davidson County, Tennessee.

The subject property is not, and never has been, the residence of the grantors.

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.

This property is improved property known as 1719 Underwood Street, Nashville, TN 37208

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/30/07 10:33 2 pgs
Fees:13.00 Taxes:297.20
20070330-0038111

WITNESS my hand this 27th day of March, 2007.

Rondol P. Cartwright

Douglas B. White, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rondol P. Cartwright and Douglas B. White, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of March, 2007.

Karen Colbert
State of Tennessee at Large

My Commission expires 07-24-10

