WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 16:09 2 pgs
Fees:13.00 Taxes:310.43

20070507-0054946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $83,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF APRIL, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02105 MURPHY ST N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Denis J. Murphy and Cynthia M. Murphy	Same	119-01-0-306.00
308 Oriel Avenue		
Nashville, TN 37210		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELISA PALAEZ, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DENIS J. MURPHY, AND WIFE, CYNTHIA M. MURPHY

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

SEE EXHIBIT "A"

This is improved property known as 308 Oriel Avenue, Nashville, TN 37210

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 25th day of April, 2007.

Elisa Palaez

Elisa Palaez

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ELISA PALAEZ, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of April, 2007.

Notary Public: _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 47 FEET OF LOT NO. 104 ON THE PLAN OF OVERHILL CITY AND W.H. FOX SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT 104 FRONTS 47 FEET ON THE NORTHERLY SIDE OF ORIEL AVENUE (OR STREET) AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE TO ELISA PALAEZ AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060920-0116724; SUCCESSOR TRUSTEE'S DEED FROM PHILIP M. KLEINSMITH, TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION AS RECORDED ON THE 21ST DAY OF JULY, 2006 IN INSTRUMENT NO. 20060721-0088254; DEED AS RECORDED ON THE 29TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060629-0077697; QUITCLAIM DEED FROM NORMA HODGE AKA NORMA J. DOWDY TO LARRY J. DOWDY AND NORMA J. DOWDY AS RECORDED ON THE 28TH DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008280084694; QUITCLAIM DEED FROM TATEMAN HODGE TO NORMA HODGE AS RECORDED ON THE 24TH DAY OF MAY, 1982 IN BOOK 5889, PAGE 829 AND WARRANTY DEED FROM EARLEAN M. LOVELL, A WIDOW TO TATEMAN HODGE AND WIFE, NORMA HODGE AS RECORDED ON THE 24TH DAY OF AUGUST, 1973 IN BOOK 4740, PAGE 549, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.