WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/07 09:52 2 pgs
Fees:13.00 Taxes:514.30

20070531-0064469

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $139,000.00.

Affiant

Subscribed and sworn to me on May 29, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22484SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Crystal Dishmon 739 Tulip Grove Road, #303 Hermitage, TN 37076	First Horizon Home Loans 1555 W. Walnut Hill Lane Suite 200 Irving, TX 75038	75-12-C-26

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Meah H. Murphy, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Crystal Dishmon, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson, Tennessee, being Unit 303, Building 3, on the Plan of Phase Two, Brookside Park Townhomes, a Tennessee Horizontal Property with Private Elements as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, of record as Instrument No. 200001010-0100359, Register's Office for County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Brookside Park Townhomes, for proper identification.

Being the same property conveyed to Meah H. Murphy by Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record as Instrument No. 20020405-0041871 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record as Instrument No. 200001010-0100359, Register's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brookside Park Townhomes of record in Book 11653, page 251 and as Instrument No. 200007180070532, as amended in Instrument No. 20010212-0013362, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 11653, page 273, of record in Register's Office for Davidson County, Tennessee.
6. Subject to H.O.A. Charter of record in Book 11653, page 248, Register's Office for Davidson County, Tennessee.
7. Easement to Metro Government of record in Book 4126, page 977, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 739 Tulip Grove Road, #303, Hermitage, TN 37076.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on May 29, 2007.

Meah H. Murphy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 29, 2007, before me personally appeared Meah H. Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 29, 2007.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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