Davidson County DEEDWARR
Recvd: 06/08/07 09:33 2 pgs
Fees:13.00 Taxes:1554.00
20070608-0068738

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2007. Notary Public My Commission Expires: 1/23/10

LINDA TURNER-RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Italo Biaggioni and wife, Carmen Arzubiaga 2853 Sugar Tree Road Nashville, TN 37215	SAME	117-09-0-101.00 7DA 36970

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY E. MURPHY, as surviving tenant by the entireties,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **ITALO BIAGGIONI AND WIFE, CARMEN ARZUBIAGA,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Map of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 125 feet on the south side of Sugar Tree Road and runs back 157 feet on the westerly line and 168.2 feet on the easterly line, to a dead line in the rear, measuring 115.2 feet thereon.

Being the same property conveyed to William H. Murphy and wife, Mary E. Murphy by deed from Third National Bank in Nashville, Tennessee, of record in Book 17962, page 187, Register's Office for Davidson County, Tennessee; the said William H. Murphy having since died.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 99, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 2853 Sugar Tree Road, Nashville, TN 37215.

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 and assigns, forever; and I covenant with the said Grantees that I am lawfully seized 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; and further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 7th day of June, 2007.

Mary E. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY E. MURPHY, unmarried,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2007.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011