PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

WARRANTY DEED

20D

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

Davidson County DEEDWARR
Recvd: 06/21/07 11:46 2 pgs
Fees:13.00 Taxes:666.00
20070621-0074217

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James McMurtry	Magna Bank	71-04 153
124 Donald Street	6525 Quail Hollow, #300	
Nashville, TN 37207	Memphis, TN 38120	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

D. Annette Maples
Affiant

Sworn to and subscribed before me this the 19th day of June, 2007.

Doris Coley
Notary Public

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/19/09

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Delores Richardson, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto James McMurtry, hereinafter referred to as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24, Section 2, C. L. Morris Subdivision, in the Twelfth Civil District of Davidson County, Tennessee, recorded July 17, 1953, in Plan Book 2133, Page 56, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 152.25 feet on a southerly side of Donald Street and extends back between parallel lines 205.75 feet on the easterly side and 207.25 feet on the westerly side, and fronts 152.25 feet on a dead line.

Being the same release property conveyed to Dewey L. Richardson and wife Winnie E. Richardson of record in Book 4888, Page 258, of the Register's Office for Davidson County, Tennessee. The said Dewey L. Richardson predeceased Winnie E. Richardson. Thereafter, Winnie E. Richardson devised said property to Delores Richardson of record in Instrument No.: 20051202-0144895, Register's Office for said county.

This is improved property known as 124 Donald Street, Nashville, TN 37207.

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 successors and assigns forever, and the said Grantors covenant with the said Grantees 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.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of June, 2007.

Delores Richardson

Delores Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delores Richardson, the bargainor, 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 Nashville, Tennessee, on this the 20th day of June, 2007.

Melanie Oyharcabal

Notary Public

My Commission Expires: 3-7-11

MELANIE OYHARCABAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.