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

Davidson County DEEDWARR
Recvd: 06/21/07 12:04 2 pgs
Fees:13.00 Taxes:74.00
20070621-0074239

WARRANTY DEED

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

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James F. McMurtry	Same As New Owner	Map 71-04
4308 Glynda Drive		Parcels 146-150
Nashville, TN 37216		and163-169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

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: 9/21/09

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 F. 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:

TRACT I:

Beings Lots Nos. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166 and 167 on the Plan of J.B. Haynies Oriental Plan, of record in Plat Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and by survey of John D. McCormick RLS #674, dated 11/14/96.

TRACT II: Parcel 169

Beginning at a point on the southeasterly corner of Lot No. 161; thence N. 1°, 54', 46" E, 77.90 feet to a point; thence S. 67° 24' 55" E, 220.68 feet to a point; thence N. 88° 05' 14" W, 206.47 feet to the point of beginning, containing 8,042 square feet.

Being the same property conveyed to Delores Richardson, by deed from Four Squared Corp., of record in Book 10663, Page 487, Register's Office for Davidson County, Tennessee.

This is unimproved property located behind Donald Street, Nashville, TN 37207.
(12 Lots, Kingston Street)

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.