WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-21-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02256 MURTAGH CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ciaran T. Murtagh and Denise V. Murtagh	same	16800014300
8276 Old Harding Pike		
Nashville, TN 37221		

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,

TODD J. STINSON, AND WIFE, KARISA C. STINSON

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

CIARAN T. MURTAGH, AND WIFE, DENISE V. MURTAGH

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 8276 Old Harding Pike, Nashville, TN 37221

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 our hand on the 25th day of June, 2007.

Davidson County DEEDWARR
Recvd: 07/02/07 08:49 2 pgs
Fees:13.00 Taxes:658.23
20070702-0078278

Todd J. Stinson

Karisa C. Stinson

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, TODD J. STINSON AND KARISA C. STINSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED FROM A SURVEY MADE BY S. H. HUTCHISON, DATED JUNE 16, 1965, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF OLD HARDING PIKE, AT THE SOUTHEAST CORNER OF A 1 ACRE TRACT CONVEYED TO NEELY EDWARD MAYS BY DEED FROM P. B. KINNIE AND WIFE, AS OF RECORD IN BOOK 3701, PAGE 443, AND BY DEED OF CORRECTION IN BOOK 3910, PAGE 919, REGISTER'S OFFICE; THENCE ALONG MAYS' EAST LINE, NORTH 24 DEGREES WEST 294 FEET TO A STAKE, MAYS' NORTHEAST CORNER; THENCE WITH MAYS' NORTH LINE, SOUTH 67 DEGREES WEST 150 FEET TO A STAKE, MAYS' NORTHWEST CORNER; THENCE NORTH 24 DEGREES WEST 200 FEET TO A STAKE; THENCE NORTH 67 DEGREES EAST 267 FEET TO A STAKE; THENCE SOUTH 24 DEGREES EAST 200 FEET TO A STAKE; THENCE SOUTH 67 DEGREES WEST 67 FEET TO A STAKE; THENCE SOUTH 24 DEGREES EAST 287 FEET TO A POINT IN THE CENTERLINE OF OLD HARDING PIKE; THENCE WITH THE CENTER OF THE SAME, SOUTH 60 DEGREES WEST 50 FEET TO THE POINT OF BEGINNING, CONAINING 1.55 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TODD J. STINSON AND WIFE, KARISA C. STINSON BY WARRANTY DEED FROM SOUTH HARPETH CHURCH OF CHRIST BY TRUSTEES: BEN LITTLE AND ARTHUR PINKERTON, RECORDED ON THE 24TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020624-0075567, 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.