03

Davidson County DEEDWARR
Recvd: 07/25/07 09:08 2 pgs
Fees:13.00 Taxes:55.50

20070725-0088017

Realty Title
48-4

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $15,000.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 25th **day of** July **, 2007.**

Notary Public
My commission expires: 2/22/09

03-0707-34834

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Blue Ridge Homes of TN, LLC 73 White Bridge Road, Ste. 103 Nashville, TN 37205	New Owner	091-10-0-421.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Colleen Murphy, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Blue Ridge Homes of TN, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Evans Re-Subdivision of Lot "C", Block 13, B.F. Cockrill Farm, of record in Book 4660, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ellis M. Murphy and wife, Colleen Murphy by deed from T. J. Evans and wife, Ann Evans, Charles R. Childress and wife, Ruby Childress, and Duncan E. Evans, Jr. and wife, Marion Evans, dated June 14, 1974, recorded June 17, 1974, of record in Book 4825, Page 744, Register's Office for Davidson County, Tennessee. Ellis M. Murphy having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 5803 Maxon Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 20th day of July, 2007.

Colleen Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Colleen Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 20th day of July, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09