THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07060182** Davidson County DEEDWARR Recvd: 07/31/07 15:21 2 pgs Fees:13.00 Taxes:314.13 20070731-0090953	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $84,900.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2007. Notary Public My Commission Expires:

KAE ROSENTHAL NOTARY PUBLIC COUNTY OF SUMNER TENNESSEE

MY COMMISSION EXPIRES NOV 22 2010

WARRANTY DEED

Address New Owner: Robert J. Miller and Tonya S. Valentine 1709 Sherwood Lane Nashville TN 37206	Send Tax Bills To: New Owner 341 Amherst Drive Murfreesboro TN 37128	Tax Information: Tax Parcel ID No. 072-16-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith P. Murphy** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert J. Miller and Tonya S. Valentine**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Joint Tenants with the Right of Survivorship

Land in Davidson County, Tennessee, being Lot No. 9, SHERWOOD Subdivision, as shown on plat of record in Plat Book 1424, Page 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fletcher W. Patterson and wife, Virginia G. Patterson by Warranty Deed from The Tennessee Building and Supply Company, recorded on the 4th day of September, 1948 in Deed Book 1637, Page 261, in the Register's Office of Davidson County, Tennessee. Both Grantees are now deceased. Fletcher W. Patterson was the last to pass on January 8, 2007. Per the Order of Probate filed January 12, 2007, in the Seventh Circuit Court for Davidson County, Tennessee, Judith P. Murphy is the sole beneficiary.

** Probate No: 07P-79

This is improved property located at 1709 Sherwood Lane Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2007.

Judith P. Murphy

Judith P. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith P. Murphy, 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 18th day of July, 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSEN NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds