WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/07 13:32 2 pgs
Fees:13.00 Taxes:597.55

20070806-0093434

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2007

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 3-11-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas P. Murray	Same	Map 151
7021 South Hampton Blvd.	"	Group 10-0A
Antioch, TN 37013	"	Parcel 141

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Heather A. Bates f/k/a Heather A. Heffington and husband, David Bates

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas P. Murray and wife, Diane M. Murray

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 253, Phase 2, on the Plan of The Villages of Long Hunter, PUD, as shown by plat of record in Plat Instrument 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather A. Heffington n/k/a Heather A. Bates by deed from Ole South Properties, Inc., of record in Instrument 20030327-0040383, dated March 27, 2003 and recorded March 27, 2004 said Register's Office.

This conveyance is subject to Restrictive Covenants of record Instrument 20010531-0056382; Instrument 20031111-0164945, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020515-0059732, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7021 South Hampton Blvd., Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 31st day of July, 2007.

Heather A. Bates
f/k/a Heather A. Heffington

David Bates

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 Heather A. Bates f/k/a Heather A. Heffington and David Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

