RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/07 16:18 2 pgs
Fees:13.00 Taxes:5550.00
20070808-0095111

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
7th DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/2/09

R. GARRY CHAFFIN NOTARY PUBLIC DAVIDSON COUNTY TN STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MURPHY ROAD PROPERTIES, LLC **112 Westwood Place, Suite 360** **Brentwood, TN 37027**	**SAME**	**103-8-53** **103-8-54**

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 **I, NORMA CROW, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MURPHY ROAD PROPERTIES, LLC , a Tennessee Limited Liability Corporation**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

LAND LOCATED IN THE 24TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEASTERLY RIGHT-OF-WAY INTERSECTION OF MURPHY ROAD AND WESTLAWN DRIVE, SAID LAND BEING A PART OF LOT 345, MAP OF RICHLAND REALTY COMPANY'S WESTLAWN SUBDIVISION RECORDED IN BOOK 421, PAGE 32, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND SHOWN AS PARCEL'S 53 & 54 ON DAVIDSON COUNTY PROPERTY MAP 103-8 DESCRIBED TOGETHER ACCORDING TO A BOUNDARY SURVEY DATED 7-11-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT A SURVEY NAIL (OLD) IN THE SOUTHERLY MARGIN OF MURPHY ROAD A.K.A. U.S. HIGHWAY 70N / STATE ROUTE 24 (75 FOOT WIDE R.O.W.) , SAID NAIL BEING LOCATED 100 FEET MORE OR LESS WEST OF THE ORIGINAL NORTHEAST CORNER OF LOT 345, MAP OF RICHLAND REALTY COMPANY'S WESTLAWN SUBDIVISION RECORDED IN BOOK 421, PAGE 32 R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE GRIFFITH B. HABER LAND (BOOK 11130, PAGE 62 R.O.D.C., TN.); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID HABER
S 03°22'39" W 154.00 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY LINE OF THE C.G. ELLIS AND L.H. GODDARD LAND (BOOK 5218, PAGE 937 R.O.D.C., TN.); THENCE WITH SAID ELLIS / GODDARD
N 87°00'00" W (PASSING THE SOUTHEAST CORNER OF MAP 103-8 PARCEL 54 AT 100 FEET) FOR A TOTAL DISTANCE OF 136.05 FEET TO AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF WESTLAWN DRIVE (50 FOOT WIDE R.O.W.); THENCE WITH SAID EASTERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 2407.96 FEET A CHORD BEARING AND DISTANCE OF N 35°48'20" W 197.61 FEET AND AN ARC LENGTH OF 197.67 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST R.O.W. INTERSECTION OF SAID WESTLAWN DRIVE AND SAID MURPHY ROAD, THE ORIGINAL NORTHWEST CORNER OF SAID LOT 345; THENCE WITH SAID SOUTHERLY MARGIN OF MURPHY ROAD
S 87°00'00" E (PASSING THE NORTHEAST CORNER OF SAID MAP 103-8 PARCEL 54 AT 160.91 FEET) FOR A TOTAL DISTANCE OF 260.91 FEET TO THE POINT OF BEGINNING CONTAINING 30297.77 Sq. Ft. or 0.70 ACRES MORE OR LESS.

BEING the same property conveyed to Norma Crow by Quitclaim Deed from Johnny Crow, Jr., Renee Bean and Betty Hampton of record in Book 11063, page 430, Register's Office for Davidson County, Tennessee and being the same property conveyed to Norma Crow, Johnny Crow, Jr., Renee Bean and Betty Hampton by Quitclaim Deed from RBA Investments, a sole proprietorship belonging to James R. Overly, of record in Book 10628, page 483, Register's Office for Davidson County, Tennessee and being the same property conveyed to Norma Crow, Johnny Crow, Jr., Renee Bean and Betty Hampton by deed from RBA Investments, a sole proprietorship belonging to James R. Overby, of record in Book 10182, page 702, Register's Office for Davidson County, Tennessee.

This is improved property known as 4501, 4425, 4427, and 4429 Murphy Road, 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 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 my hand this 7th day of August, 2007.

X Norma Crow

NORMA CROW

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 NORMA CROW, 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, this the 7th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

Certificate of Authenticity

I, R. Garry Chaffin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

R. Garry Chaffin

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, R. Garry Chaffin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 7-19-08

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010