THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07080313**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $237,500.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2007. Notary Public My Commission Expires: 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/24/07 12:45 2 pgs
Fees:13.00 Taxes:878.75

20070824-0101656

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen Murphy 231 Orlando Ave Nashville TN 37209	~~New Owner~~ SUNTRUST MORTGAGE, INC. 201 4th AVENUE NORTH, 7th FL NASHVILLE, TN 37219	Tax Parcel ID No. 09114019800

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, **Steven Way, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Murphy**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 7 ON AN UNRECORDED PLAN OF RESUBDIVISION OF A PART OF LOT NO. 20 ON THE PLAN OF C.C. VERNON FARM, OF RECORD IN BOOK 161, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY NORRIS H. HICKERSON, SURVEYOR, ON NOVEMBER 4, 1953, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF ORLANDO AVENUE, SAID IRON PIN BEING LOCATED SOUTH 10 DEGREES EAST 388' FROM THE SOUTHERLY MARGIN OF LENOX AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 7 ON THE UNRECORDED PLAN OF RESUBDIVISION OF PART OF LOT NO. 20 PLAN OF C.C. VERNON FARM, OF RECORD IN BOOK 161, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RUNNING; THENCE, WITH THE WESTERLY MARGIN OF ORLANDO AVENUE, SOUTH 10 DEGREES EAST 55' TO AN IRON PIN. SAID IRON PIN BEING LOCATED NORTH 10 DEGREES WEST 20' FROM THE ORIGINAL CORNER OF SAID LOT NO. 7, RUNNING; THENCE, SOUTH 88 DEGREES 30'WEST 149.3 FEET TO AN IRON PIN, SAID IRON PIN BEING LOCATED NORTH 7 DEGREES 45 MINUTES WEST 20' FROM THE SOUTHWEST CORNER OF SAID LOT NO. 7 RUNNING; THENCE, NORTH 9 DEGREES 45 MINUTES WEST 42.5' TO AN IRON PIN, SAID IRON PIN BEING THE NORTHWEST CORNER OF SAID LOT NO. 7, RUNNING; THENCE, NORTH 83 DEGREES 20 MINUTES EAST 147.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PEGGY A. WAY, AN UNMARRIED WOMAN TO STEVEN WAY, AN UNMARRIED MAN AS RECORDED ON THE 19TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061019-0130121 AND WARRANTY DEED FROM THE ABRAXAS GROUP, A TENNESSEE GENERAL PARTNERSHIP TO STEVEN WAY AND PEGGY A. WAY, BOTH UNMARRIED AS RECORDED ON THE 2ND DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050602-0062502, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 231 Orlando Ave Nashville TN 37209

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 17th day of August, 2007.

Steven Way

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Way, 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 17th day of August, 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER