Davidson County DEEDWARR
Recvd: 09/07/07 11:25 2 pgs
Fees:13.00 Taxes:2016.50
20070907-0107596

WARRANTY DEED

R-KW-07-2501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/19/08

(AFFIX SEAL)

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rush L. Miller	SAME	
2501 Oakland Avenue (ADDRESS)	(NAME)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	104-16-275

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY MURPHY AND WIFE, SUSAN MURPHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSH L. MILLER, A SINGLE PERSON, AND JULIE W. TAYLOR, A SINGLE PERSON, AS JOINT TENANTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 195 ON THE BELMONT LAND COMPANY'S PLAN, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 195 FRONTS 50 FEET ON THE WESTERLY SIDE OF OAKLAND STREET, OR AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF BEECHWOOD AVENUE 175 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO DANNY MURPHY AND WIFE, SUSAN MURPHY BY WARRANTY DEED FROM PHILLIP G. SIMPSON AND WIFE, SUE MANNION SIMPSON RECORDED AUGUST 13, 2004 IN INSTRUMENT NO. 20040813-0098124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 34; SAID REGISTER'S OFFICE; AND C) AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2501 Oakland Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of September, 2007.

Danny Murphy

Susan Murphy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Murphy and Susan Murphy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of September, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudd Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

CERTIFICATE OF AUTHENTICITY

I, Amy D. Nix, 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.

Amy D. Nix

State of Tennessee
County of Davidson

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

Notary Public

Commission Expires: 3/21/09

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN