RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45532

Davidson County DEEDWARR
Recvd: 11/14/07 12:02 3 pgs
Fees:18.00 Taxes:148.00
20071114-0133604

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2007

Notary Public

MY COMMISSION EXPIRES: 1/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick S. Bradley	S A M E	50-14-130
708 WILSON PIKE,		
BRENTWOOD, TN 37027		

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/WE,

J. T. Murphree a/k/a John T. Murphree and wife, Winifred Murphree a/k/a Winifred Fly Murphree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nick S. Bradley

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:

LAND in Davidson County, Tennessee, being Lot No. 352 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for said County, to which said plan reference is made for a complete legal description.

BEING the same property conveyed to J. T. Murphree and wife, Winifred Murphree, by Warranty Deed from Stephen F. Meade and wife, Sandra J. Meade, of record in Book 8033, Page 477, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3222 Spears Road, Nashville, TN 37207

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/our hand(s) this 7th day of November, 2007

J. T. Murphree a/k/a John T. Murphree by James Terry Murphree, Attorney in Fact

Winifred Murphree a/k/a Winifred Fly Murphree by James Terry Murphree, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of November, 2007, personally appeared James Terry Murphree to me known to be the person who executed the foregoing instrument on behalf of J. T. Murphree a/k/a John T. Murphree and Winifred Murphree a/k/a Winifred Fly Murphree as Attorney in Fact, and acknowledged that James Terry Murphree executed the same as the free act and deed of the said J. T. Murphree a/k/a John T. Murphree and Winifred Murphree a/k/a Winifred Fly Murphree .

Witness my hand and official seal this 7th day of November, 2007.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RECORDING REQUESTED BY:
The Talon Group - Mesa Springs

AND WHEN RECORDED MAIL TO:
Winifred Murphree

AFFIDAVIT OF ATTORNEY IN FACT OR AGENT

File No. **420-4907062 (JAY)**

James Terry Murphree, being first duly sworn, states under oath as follows:

That he/she is the duly appointed Attorney in Fact/Agent of **Winifred Murphree.**

That said Power of Attorney/Appointment of Agent has not been revoked or terminated and the same is presently in full force and effect.

That the undersigned has no knowledge or information regarding the death of the principal above named.

The undersigned has no knowledge or information that a conservator or guardian of the estate has been appointed on behalf of the principal by a court in any jurisdiction.

Document Date: 7-9-07

James Terry Murphree

James Terry Murphree

STATE OF **Arizona**)
)**ss.**
County of Maricopa)

Subscribed and sworn (affirmed) before me this 10 day of July, 20 07
by **James Terry Murphree.**

My Commission Expires: 7-1-11

Carolyn Bartow

Notary Public

(This area for official notarial seal)

Carolyn Bartow
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-2011

Carolyn Bartow
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-2011