WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-SD-07-4609

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
Danny Murphy	New Owner (NAME)	
4609 Park Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		91-16-52
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 STEPHEN FOUCHE SUSAN FOUCHE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANNY MURPHY AND WIFE, SUSAN MURPHY, 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 PART OF BLOCK "B" ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN PLAT BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF FIRST AVENUE, NOW PARK AVENUE, AND SIXTH STREET, NOW 47TH AVENUE NORTH, THENCE WITH THE SOUTHERLY MARGIN OF PARK AVENUE, EASTWARDLY 53 FEET; THENCE SOUTHERLY AND PARALLEL WITH 47TH AVENUE NORTH, 150 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, WESTWARDLY 53 FEET TO THE EASTERLY MARGIN OF 47TH AVENUE NORTH; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE NORTHERLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN FOUCHE AND WIFE, SUSAN FOUCHE BY WARRANTY DEED FROM NANCY ELIZABETH DOTY, SURVIVING TRUSTEE OF THE JAMES DOUGLAS DOTY AND NANCY ELIZABETH DOTY REVOCABLE LIVING TRUST AND NANCY ELIZABETH DOTY, AN INDIVIDUAL, AS SOLE BENEFICIARY OF SAID TRUST RECORDED MARCH 14, 2002 IN INSTRUMENT NO. 20020314-0032576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4609 Park Avenue, Nashville, Tennessee 37209
(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.

Davidson County DEEDWARR
Recvd: 12/04/07 15:21 2 pgs
Fees:13.00 Taxes:1295.00
20071204-0140516

Witness my/our hand(s) this 30th day of November, 2007.

Stephen Fouche

Susan Fouche

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Fouche and Susan Fouche, 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 30th day of November, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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