Davidson County DEEDWARR
Recvd: 01/03/08 12:35 2 pgs
Fees:13.00 Taxes:136.90

20080103-0000658

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45577 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

SATURN TITLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

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	SAME AS NEW OWNER	50-14-131
908 Wilson Pike		
Brentwood, TN 37027-6715		

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 and wife, Winifred 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. 353 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 deed from Stephen F. Meade and wife, Sandra J. Meade, of record in Book 8033, page 480, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.

Power of Attorney authorizing Terry Murphree to act on behalf of Grantors, is of record in Instrument Numbers 20071114-01333602 and 20071114-0133603, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3224 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 20th day of December, 2007

J. T. Murphree by Jonna Terry Murphree, Atty. in Fact.
J. T. Murphree

Winifred Murphree by Jonna Terry Murphree, Atty. in Fact.
Winifred Murphree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of December, 2007, personally appeared Terry Murphree to me known to be the person who executed the foregoing instrument on behalf of J. T. Murphree and wife, Winifred Murphree as Attorney in Fact, and acknowledged that Terry Murphree executed the same as the free act and deed of the said J. T. Murphree and wife, Winifred Murphree.

Witness my hand and official seal this 20th day of December, 2007.

Notary Public

My Commission Expires: 7/24/2010

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds