Davidson County DEEDWARR
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Fees:13.00 Taxes:574.61

20080124-0007469

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Rudick Murphy, II, Grantor
TO: Jimmy L. Corbitt, Grantee

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Jimmy L and Lyndal E. Corbitt	Same as Owner	143-01-0C
6952 Highway 70 S, #120		020.00 C0
Nashville, TN 37221		

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $155,300.00

Affiant

Subscribed and sworn to before me this the 24th day of July, 2007.

My commission expires: 5/24/08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Rudick Murphy, II, a married man** hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jimmy L. and Lyndal E. Corbitt**, hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 120 of West Port Landing Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Doc. No. 20040310-0027295 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rudick J. Murphy II by warranty deed, recorded January 16, 2007 in Instrument No. 2007-0116-0006389 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities, including:

The Plan, with Owner's Certificate, of record in Doc. No. 20040310-0027295, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Doc. No. 20031031-0160421, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 6952 Highway 70 S #120, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 12th day of July, 2007.

"GRANTORS"

Rudick Murphy, II

Julie B. Murphy

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Rudick Murphy, II, and Julie B. Murphy, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 12th day of July, 2007.

PATRICIA G. [illegible] NOTARY PUBLIC AT LARGE {Seal} DAVIDSON COUNTY TENNESSEE

My commission expires: 5/24/08

Notary Public

Notary Seal present, but could not be reproduced.

Davidson County Register of Deeds