File No. 280101050

20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/08 10:49 2 pgs
Fees:13.00 Taxes:588.30
20080221-0016953

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/23/11 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DANIEL L. WISCHHOF
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	MAP-PARCEL NUMBERS
John Cody Stilwell	**Bank of America, N.A.**	**Map 33-3B** **Parcel 39.00CO**
(NAME) **104 Vine Lane**	**(NAME)** **9000 Southside Blvd. - Bldg 600**	
(ADDRESS) **Goodlettsville, TN 37072**	**(ADDRESS)** **Jacksonville, FL 32256**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Nathaniel Murrell and wife, Lauren Marie Ormsby Murrell,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Cody Stilwell, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 82 on the Plan of Dry Creek Farms, Section 2 of record in Instrument No. 20040421-0045040 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Nathaniel Murrell, an unmarried man and Lauren Marie Ormsby, an unmarried woman, by Warranty Deed dated June 24, 2005, from Beazer Homes Corp., a Tennessee Corporation, of record by Instrument No. 20050630-0075129 in the Register's Office for Davidson County, Tennessee. The said parties having since married and Lauren Marie Ormsby is now known as Lauren Marie Ormsby Murrell.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved X property, known as **104 Vine Lane, Goodlettsville, TN 37072**
(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), HIS 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), HIS 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 our hands this 20th day of February, 2008.

Eric Nathaniel Murrell

Lauren Marie Ormsby Murrell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric **Nathaniel Murrell and wife, Lauren Marie Ormsby Murrell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of February, 2008.

Commission expires: 8/23/11



Notary Public

File Number: 280101050

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072