This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08029

Davidson County DEEDWARR
Recvd: 03/10/08 09:36 2 pgs
Fees:13.00 Taxes:1048.41
20080310-0023679

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Steven D. Greenwood
2514 Miami Avenue
Nashville, TN 37214

MAP: 052-13-0-107.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael W. Murdock and wife, Maria L. Murdock**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Steven D. Greenwood and wife, Kathryn E. Greenwood**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2514 Miami Avenue, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 44 on the Plan of Pennington Bend/Miami Avenue Burton Subdivision, of record in Instrument #20070418-0046292, Register's Office for Davidson County, Tennessee. (The said lot was formerly known as Lot No. 44 on the Map showing subdivision of Part of Lot #7 in subdivision of the Robert Young Farm in Pennington's Bend, of record in Plat Book 547, page 123, Register's Office of Davidson County, Tennessee).

Being the same property conveyed to Michael W. Murdock and wife, Maria L. Murdock from Pennington Bend Group, LP by Warranty Deed dated May 25, 2007 and recorded June 1, 2007 in Instrument No. 20070601-0064935, Register's Office for Davidson County. Also conveyed to Pennington Bend Group, LP from Gordon E. Morrow, Sr., Alisa Carol Morrow Burton, Carla Ann Morrow Nixon, Maria Lynn Morrow Murdock, and Gordon E. Morrow, Jr. by Quitclaim Deed dated May 15, 1998 and recorded in Book 11026, page 782, said Register's Office.

Being the same property conveyed to Michael W. Murdock and wife, Maria L. Murdock, by Warranty Deed from Pennington Bend Group, L.P., dated May 25, 2007 and recorded June 1, 2007 in Instrument No. 20070601-0064935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat in Book 547, page 123; and Easement in Instrument No. 20071207-0141765, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of February, 2008.

GRANTOR(S):

MICHAEL W. MURDOCK

MARIA L. MURDOCK

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael W. Murdock and wife, Maria L. Murdock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of February, 2008.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$283,352.74**.

AFFIANT

SWORN TO and subscribed before me this 28th day of February, 2008.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09