PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/18/08 11:43 2 pgs
Fees:13.00 Taxes:340.40
20080318-0027202

W & I Ref:(__gj__) Title No: 49251
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Mark Denham 407 Leisure Lane Antioch, Tennessee 37013	First Tennessee Home Loans a division of First Tennessee Bank, NA 2525 West End Avenue, Suite 400 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 162160C02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$92,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip W. Murphy ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Mark Denham** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Pat of the Second Revision of Section 2, Phase 1, Leisure Heights of record in Book 6900, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said right of ingress and egress to said lot is shown on aforesaid Plat.

Together with, as an appurtenance to the aforesaid lot, the designated parking spaces for said lot as set forth on the aforesaid Plat to which reference is here made for a more complete description.

Being the same property conveyed to Philip W. Murphy, unmarried by deed from Andrew Gray, Jr., unmarried, dated December 21, 2001 and recorded on December 31, 2001 of record in Doc. No. 20011231-0144670, Register's Office for Davidson County, Tennessee.

Terry Chanon Murphy spouse of Philip W. Murphy joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 440, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6146, page 241, Book 6150, page 585, Book 6259, page 862, Book 7303, page 232, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 407 Leisure Lane, Nashville, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2008.

Philip W. Murphy

Terry Chanon Murphy

State of TENNESSEE
County of DAVIDSON

On this 14th day of March, 2008 , before me the undersigned authority, personally appeared Philip W. Murphy and Terry Chanon Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Sworn and subscribed before me this the 14th day of March, 2008

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public