Davidson County DEEDWARR
Recvd: 03/25/08 13:59 2 pgs
Fees:13.00 Taxes:288.23

20080325-0030004

This instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20080325-0030003, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF March, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles R. & Deborah Patton<br>23 E Bar Le Doc Drive<br>Corpus Christi, TX 78414 | CTX Mortgage Company<br>3100 McKinnon St.<br>Dallas TX 75201 | Map 59.14<br>Parcel 33 |

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, we,

**C. H. Murphy, single by and through Joseph Murphy Attorney-in-Fact**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Charles R. Patton and wife, Deborah Patton**

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. 270 ON THE PLAN OF TREPPARD HEIGHTS, SECTION 3, OF RECORD IN BOOK 2663, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 270 FRONTS 75 FEET ON THE SOUTHEASTERLY SIDE OF WEST HAMILTON AVENUE AND EXTENDS BACK 249.3 FEET, MORE OR LESS, ON THE NORTHEASTERLY LINE AND 263.5 FEET, MORE OR LESS, ON THE SOUTHWESTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 75 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO C. H. MURPHY AND WIFE, RACHEL DEAN BURR MURPHY BY DEED FROM JAMES G. PAPPAS AND WIFE, HENRIETTA PAPPAS DATED APRIL 12, 1961 OF RECORD IN BOOK 3219, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RACHEL DEAN BURR MURPHY HAVING SINCE DIED, NOVEMBER 13, 2005, PROPERTY VESTS IN C. H. MURPHY, SINGLE AS THE SURVIVING TENANT BY THE ENTIRETY. C. H. MURPHY AND CHARLES HOWARD MURPHY ARE ONE AND THE SAME PERSON.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2663, Page 116, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 2752, Page 213, amend Book 2797, Page 183, Register's Office for Davidson County, Tennessee (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3111 West Hamilton Avenue, Nashville, TN 37218
(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 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 our hand(s) this 19 day of March, 2008.

C. H. Murphy by Joseph Murphy Atty-in-Fact

STATE OF Tennessee
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Murphy, Attorney-in-Fact for C. H. Murphy, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf C. H. Murphy for the purposes therein contained.

WITNESS my hand and official seal this 19 day of March, 2008

NOTARY PUBLIC

DENIECE M. CROSKEY
STATE OF TENNESSEE
NOTARY PUBLIC
LAWRENCE COUNTY

My Commission Expires: 5/26/2009

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076