THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27682-05-2008** **Record & Return To:** **Escrow Services** **Ten Cadillac Drive, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $262,000.00 Affiant Subscribed and sworn to before me this 16th day of May, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Charles Botts, Christy L. Botts 1303 Riverwood Drive Nashville, TN 37216	**Send Tax Bills To:** CountryWide Bank, FSB 1199 N Farifax St. #500 Alexandria, VA 22314	**Tax Information:** Map and Parcel No.: 061120119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gavin Murphy and wife, Rebecca Williams**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Botts and wife, Christy L. Botts** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1303 Riverwood Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2008.

Gavin Murphy

Rebecca Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gavin Murphy and Rebecca Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/27/08 15:32 2 pg
Fees:13.00 Taxes:969.40

20080527-0053991

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Eastdale Place, as of record in Plat Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gavin Murphy and Rebecca Williams, both unmarried as joint tenants with right of survivorship by Quitclaim Deed dated June 30, 2004 from George E. Mudter, Jr., Trustee of record in Instrument No. 20040702-0079349, Register's Office for Davidson County, Tennessee. The said Gavin Murphy and Rebecca Williams having since married.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4231, page 734, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee.