08-06-012

Davidson County DEEDWARR
Recvd: 06/27/08 11:15 3 pgs
Fees:18.00 Taxes:4440.00
20080627-0066501

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kenneth Hirt
4021 Dorcas Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MORTGAGEE:

MAP	**116**
GROUP	**16**
PARCEL	**15**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Murrah Ventures, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kenneth E. Hirt and Mindy S. Hirt, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Evergreen Heights, Part Two, of record in Plat Book 1835, page 19, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Murrah Ventures, LLC by deed from Samuel W. Bartholomew and wife, Sarah Thomas Bartholomew of record in Instrument No. 20051121-0140268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **4021 Dorcas Drive, Nashville, Tennessee 37215.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 my hand this **the 20th** day of **June, 2008.**

Murrah Ventures, LLC

By: _____ member
J. Banks Link, Member

By: _____ member
Todd D. Glisson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **J. Banks Link and Todd D. Glisson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be members of **Murrah Ventures, LLC**, the within named bargainors, a corporation, and that they as such authorized officers, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officers.

WITNESS my hand and official seal this 20th day of June, 2008.

_____
Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $1,200,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 20th day of June, 2008.

_____
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kris Morss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kris Morss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/26/09

Notary Public

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY