WARRANTY DEED Davidson County DEEDWARR Recvd: 08/20/08 10:39 2 pgs Fees:13.00 Taxes:481.00 20080820-0085497	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $130,000.00 James A Murray Affiant Subscribed and Sworn to me, this 18th day of August, 2008. Notary Public My commission expires: 3/21/09

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James A. Murray 426 Glenpark Drive Nashville, TN 37217	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	MAP & PARCEL 12009006300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David Wayne Conklin, beneficiary of the Estate of Robbie Conklin, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James A. Murray and wife, Tim Thi Pham**, hereinafter called the Grantee(s), 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. 5B3 on the Plan of Glengarry Park, Section Five "B", as of record in Book 3500, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 5B3 fronts 90 feet on the southeasterly side of Glenpark Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robbie Conklin by deed dated 7/24/06 from David W. Conklin of record in Instrument No. 20060725-0089317, Register's Office for Davidson County, Tennessee. The said Robbie Conklin having died 7/19/07 and David Wayne Conklin being the sole beneficiary of her estate as evidenced by her Will of record in Instrument No. 20080402-0033075 and probated in the Probate Court for Davidson County, Tennessee, Docket No. 07P-1595.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3500, Page 8, said Register's Office.

Subject to restrictions of record in Book 1788, Page 349; Book 2796, page 604; Book 3501, page 635, said Register's Office.

This is (x) improved ( ) unimproved property known as 426 Glenpark Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 18th day of August, 2008.

David Wayne Conklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Wayne Conklin** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2008.

Notary Public

My Commission Expires: 3-21-09

