THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***395,000.00.

Affiant

Subscribed and sworn to before me this 9th day of October, 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 10/09/08 09:43 2 pgs
Fees:13.00 Taxes:1461.50
20081009-0102359

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Grace Lee Murphy 3624 Rainbow Place Nashville, Tennessee 37204	SAME	MAP 118-14-0 PARCEL 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Five Thousand and 00/100 Dollars ($***395,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Rachel A. Seifert, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Grace Lee Murphy, unmarried, and Sarah Elizabeth Seepe, unmarried, as joint tenants with right of survivorship, (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:

BEING Lot No. 15 on the Plan of Longview Manor Sections One & Two, of record in Book 1424, page 127, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 100.0 feet on the easterly side of Rainbow Place and runs back 177.8 feet on the northerly line and 202.8 feet on the southerly line, to a dead line in the rear, measuring 98.0 feet thereon.

BEING the same property conveyed to Rachel A. Seifert, unmarried, by Warranty Deed dated April 24, 2003, from John Michael Simmons and wife, Pamela Brannon Simmons, of record as Instrument No. 20030429-0057326 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3624 Rainbow Place, Nashville, Tennessee 37204.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the year 2009 and thereafter. The current year taxes paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Longview Manor Sections One & Two of record in Book 1424, page 127, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9th day of October, 2008.

Rachel A. Seifert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 9th day of October, 2008.

Notary Public

My Commission Expires: 4/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY