THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00. Nancy Enoch Affiant
Davidson County DEEDWARR Recvd: 11/04/08 10:23 2 pgs Fees:13.00 Taxes:499.50 20081104-0109554	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2008. Priscilla C. Urbanek Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A. Jensen	New Owner	MAP 075-120
816 Luxemburg Drive		PARCEL 004.00
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Estate of Katherine Elizabeth. Murdock**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua A. Jensen**

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. 166 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, page 140, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marshall H. Murdock and Katherine W. Murdock by deed from Stephen G. Miller, III and Jo Ann Miller, by and through their lawful Attorney in Fact, Mrs. S. G. Miller, Jr. of record in Book 6548, page 37, Registers office for Davidson County, Tennessee. Being the same property conveyed to Katherine Elizabeth Murdock by Final Decree of Divorce from Marshall Howard Murdock of record in Instrument No. 20030701-0090858, Registers office for Davidson County, Tennessee, dated May 30, 2003, the said Katherine Elizabeth Murdock have since died. The Last Will & Testament of Katherine W. Murdock is Probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Case No. 06P-1761. The provision of said Last Will and Testament provide that real property is to be sold by the Personal representative of the Estate who is Jennifer M. Jones.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **816 Luxemburg Drive, Hermitage, TN 37076.**

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 _____ hand( ) this the 31st day of October, 2008.

Estate of Katherine Elizabeth Murdock

Jennifer M. Jones

Jennifer M. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer M. Jones with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Personal Representative** of the Estate of Katherine Elizabeth Murdock the within named bargainors, and that she as such Personal Representative being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said as such **Personal Representative**.

Witness my hand and seal this the 31st day of October, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of October, 2008.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of October, 2008.

My Commission expires _____

_____
Notary Public