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

ADDRESS NEW OWNER:
Palemon Villa-Cruz
12339 Old Hickory Blvd.
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Davidson County DEEDWARR
Recvd: 03/04/09 12:32 3 pgs
Fees:18.00 Taxes:149.85
20090304-0019224

MAP 135
GROUP
PARCEL 186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dearah Henley, a single person, a life estate, Claudia Murphy and Gerald Murphy, tenants in common,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Palemon Villa-Cruz**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, shown on and partly described by a survey of Geo. W. Watkins, Surveyor, dated December 19, 1961, as follows:

Beginning at a point in the westerly margin of Steele Road, or Ned Shelton Road, at the southeast corner of the Shelton Lands, being the northeast corner of this property; thence with Shelton's south line and along a fence, North 87 deg. West 352 feet, more or less, to an iron pin; thence South 1 deg. 30' east 105 feet to an iron pin at the northwest corner of a tract of 2.04 acres, more or less; thence along the north line of said tract, North 88 deg. East 426 feet more or less, to the west margin of said Steele Road, or Ned Shelton Road; thence with the margin of the same, northwesterly 105 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Dearah Henley, a single person, a life estate, Claudia Murphy and Gerald Murphy, as tenants in common, by deed from Dearah Henley, a single person of record in Instrument no. 20060317-0031290, 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 2009 and subsequent years.

This is **improved** property known as **3001 Ned Shelton Road, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **2rd** day of **March, 2009.**

Dearah Henley, by Claudia Murphy, Attorney in Fact

Claudia Murphy

Gerald Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Claudia Murphy and Gerald Murphy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of March, 2009.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this **2nd** day of **March, 2009**, before me personally appeared **Claudia Murphy**, with whom I am personally acquainted, and who acknowledged he executed the within Deed of Trust for the purposes therein contained as the **Attorney-in-fact for Dearah A. Henley**, and that as said Attorney-in-fact he executed the within Deed of Trust for the purposes therein contained by signing the name of **Dearah A. Henley** as her free act and deed.

My Commission Expires: 5-8-12

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $40,500.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of March, 2009.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY