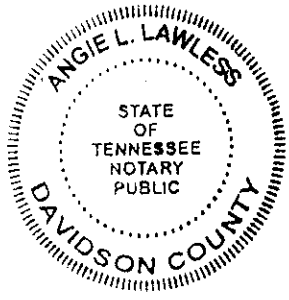
BILL GARRETT, Davidson County
Trans: T20090052824 DEEDWARR
Recvd: 08/04/09 14:14 2 pgs
Fees: 13.00 Taxes: 185.00

20090804-0073022

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $50,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2009. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kurt Denny	New Owner	Map: 72-13
914 Strouse Avenue		Parcel: 206
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTHA SWANN MURPHY SHIPLEY, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KURT DENNY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 13 and the westerly 10 feet of Lot No. 12 on the Plan of Springdale Subdivision of record in Plat Book 974, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of said lot adjoin and front together 60 feet on the southerly side of Strouse Avenue and run back between parallel lines 119 feet to a dead line.

Being the same property conveyed to Evelyn S. Kurz by deed from Bobby Joe Martin and wife, Nancy Miller Beasley Martin of record in Book 2284, Page 477, in the Register's Office for Davidson County, Tennessee, dated June 17, 1954. The said Evelyn S. Kurz having since died. Pursuant to the Last Will and Testament of Evelyn McBride Swann Kurz Wheeler of record in the Probate Court for Davidson County, Tennessee, Docket No. 09P669, title was vested in Martha Swann Murphy Shipley.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 914 Strouse Avenue, Nashville, TN 37206.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2009.

Martha Swann Murphy Shipley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martha Swann Murphy Shipley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2009.

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: November 22, 2010

L. Wayne Shipley, spouse of Martha Swann Murphy Shipley, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

L. Wayne Shipley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named L. Wayne Shipley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2009.

Notary Public