(1)

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

BILL GARRETT, Davidson County
Trans:T20090053152 DEEDWARR
Recvd: 08/05/09 11:05 3 pgs
Fees:18.00 Taxes:1010.10
20090805-0073399

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Tax Map: 171-03-0A-147.00

The actual consideration or value, whichever is greater, for this transfer is $273,000.00.

Catherine Ragsdale
Affiant

Subscribed and sworn to before me this the 31st day of July, 2009.

My Commission Expires: 9-19-09

Georgette R Kennedy
Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

~~Christopher Patrick Murphy~~
(Name)

~~1005 Langley Court~~
(Street Address)

~~Brentwood, Tennessee 37027~~

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DIANNE W. McGLINCHEY, now known as DIANNE McGLINCHEY GLAUS, a married woman,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **CHRISTOPHER PATRICK MURPHY, a single man** (hereinafter "Grantee"), in fee simple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Section 6A, Fredericksburg, of record in Book 9700, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Dianne W. McGlinchey by Deed of record in Book 10482, Page 413, Register's Office for Davidson County, Tennessee.

BEING improved property known as 1005 Langley Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee," 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 stated herein as follows:

1. Davidson County Real Property Taxes for the year 2009 and subsequent years. Tax Parcel No. 171-03-0A-147.00.

2. All matters shown on Plan of record in Book 9700, Page 150, Register's Office for Davidson County, Tennessee.

3. All matters shown on the PUD Boundary in Book 9700, Page 509, said Register's Office.

4. Charter of Fredericksburg in Book 8920, Page 40, said Register's Office.

5. Fredericksburg Amenities Area deeded to Radnor Dev. Corp. in Book 9443, Page 538, and Plan in Book 9700, Page 807, said Register's Office.

6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, page 65, as amended in Book 9500, Page 393 and Book 9860, Page 840 and Book 10694, Page 541, all in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction a) is exempt under Title 42 of the United States Code, or b) relates to handicap but does not discriminate against handicapped persons.

7. By-Laws of Fredericksburg of record in Book 8920, page 45, as amended in Book 10694, Page 539, said Register's Office.

8. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee for water mains in Book 9698, Page 81, said Register's Office.

9. Easements granted to Metropolitan Government of Nashville and Davidson County for sanitary sewers in Book 9698, Page 124, and Book 7993, Page 269 and Book 9607, Page 431, said Register's Office.

Grantor further covenants and binds herself, her successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, his successors and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, **Robert F. Glaus, Jr., being the spouse of Dianne McGlinchey Glaus,** the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest he may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee or his successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, Grantor has caused her name to be affixed hereto on this 30th day of July, 2009.

Dianne W. McGlinchey, n/k/a
Dianne McGlinchey Glaus

Robert F. Glaus, Jr.

[NOTARY ACKNOWLEDGEMENTS TO FOLLOW]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Dianne W. McGlinchey, now known as Dianne McGlinchey Glaus,** the within named Grantor, 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 in Nashville, Tennessee, this 31st day of July, 2009.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Robert F. Glaus, Jr.,** the within named spouse of Grantor, 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 in Nashville, Tennessee, this 30th day of July, 2009.

Notary Public

My Commission Expires: 11/7/2011

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011