22139-8
Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055558 DEEDWARR
Recvd: 08/14/09 09:21 2 pgs
Fees:13.00 Taxes:950.90
20090814-0076449

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$257,000.00.**

Samantha Jean Boyd
Affiant

Subscribed and sworn to before me, this the 12th day of August, 2009.

Jennifer L. Johnson
Notary Public

My commission expires: 3/7/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Richard Boyd **Samantha Jean Boyd**	**Franklin American Mortgage Company**	**Map 118-10 Parcel 157**
829 Crestridge Drive	**501 Corporate Centre Drive Ste 400**	
Nashville, TN 37204	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Allen Robert Murphey, a married man, and Joan Murphey Wantland, an unmarried woman, devisees under the Last Will and Testament of Jane A. Murphey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Richard Boyd and wife, Samantha Jean Boyd

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. 47, on the Plan of Pleasant Valley, of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William Allen Alexander and wife, Lucile P. Alexander, by Warranty Deed dated January 8, 1970 from E. Gordon Murphey, Jr. and wife, Jane Alexander Murphey, of record in Record Book 4392, Page 42, Register's Office for Davidson County, Tennessee and further conveyed to Janie Louise Murphey by Quitclaim Deed from William Allen Alexander and wife, Lucile P. Alexander of record in Book 4681, Page 826, dated February 19, 1973, and further conveyed to Jane A. Murphey, unmarried, by Quitclaim Deed from Janie Louise Murphey and Ronald E. Underwood, Trustee, of record in Book 9515, Page 698, dated November 4, 1994, said Register's office. Janie Louise Murphey being one and the same as Jane A. Murphey. The said Jane A. Murphey having since died on September 26, 2008. The said property was devised to Allen Robert Murphey and Joan Murphey Wantland by the Last Will and Testament of Jane A. Murphey of record in Probate No. 08P-1679, Probate Court Clerks Office for said County.

The property conveyed herein is not the place of residence of the Grantor(s) or their spouse(s).

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **829 Crestridge Drive, Nashville, TN 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 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 my/our hand(s) this **12th** day of **August, 2009.**

Allen Robert Murphey

Joan Murphey Wantland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Allen Robert Murphey and Joan Murphey Wantland,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **August, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.